Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8/195-197 North Road, Gardenvale Vic 3185

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,250,000

Median sale price

Median price $500,000 Property Type Unit Suburb Gardenvale

Period - From 27/11/2021 to 26/11/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	28 Gardenvale Rd CAULFIELD SOUTH 3162	$1,260,000	04/10/2022
2	1/656 Hawthorn Rd BRIGHTON EAST 3187	$1,200,000	03/10/2022
3	8/110 Martin St BRIGHTON 3186	$1,200,000	01/10/2022

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 27/11/2022 17:21