

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

8/2-4 Baker Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/01/2020

to

31/12/2020

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	5/9 Maroona Rd CARNEGIE 3163	\$595,000	06/11/2020
2	2/74 Paxton St MALVERN EAST 3145	\$585,000	12/12/2020
3	10/23-25 Warley Rd MALVERN EAST 3145	\$540,000	18/10/2020

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:

17/02/2021 16:36

8/2-4 Baker Street, Malvern East Vic 3145

Walter Summons

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Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

Year ending December 2020: \$705,000



 2  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



5/9 Maroona Rd CARNEGIE 3163 (VG)

Agent Comments

 2  -  -

Price: \$595,000

Method: Sale

Date: 06/11/2020

Property Type: Strata Unit/Flat



2/74 Paxton St MALVERN EAST 3145 (REI/VG) Agent Comments

 2  1  1

Price: \$585,000

Method: Sold Before Auction

Date: 12/12/2020

Property Type: Apartment

10/23-25 Warley Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

 2  1  1

Price: \$540,000

Method: Sold Before Auction

Date: 18/10/2020

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525