

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

45 Castlebar Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,807,000

Property Type

House

Suburb

Malvern East

Period - From

09/01/2019

to

08/01/2020

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	14 Rotherwood Dr MALVERN EAST 3145	\$1,255,000	27/11/2019
2	776 Warrigal Rd MALVERN EAST 3145	\$1,100,000	21/10/2019
3	4 Batesford Rd MALVERN EAST 3145	\$1,025,000	28/12/2019

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:

09/01/2020 13:05



Property Type: House

Land Size: 627 sqm approx

Agent Comments

Comparable Properties



14 Rotherwood Dr MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,255,000

Method: Sold Before Auction

Date: 27/11/2019

Property Type: House

Land Size: 747 sqm approx



776 Warrigal Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,100,000

Method: Private Sale

Date: 21/10/2019

Property Type: House

Land Size: 832.56 sqm approx



4 Batesford Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,025,000

Method: Private Sale

Date: 28/12/2019

Property Type: House