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 betweer	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$1,807,000	Pro	operty Type	Hous	se		Suburb	Malvern East	
Period - From	09/01/2019	to	08/01/2020		So	urce	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.

Ade	dress 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



FitchPartners



Property Type: House Land Size: 627 sqm approx Agent Comments Alex Voronin 03 9114 9890 0411 507 028 alex@fitchpartners.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price 09/01/2019 - 08/01/2020: \$1,807,000

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)



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)

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Agent Comments

Agent Comments

Price: \$1,025,000 Method: Private Sale Date: 28/12/2019 Property Type: House

Account - FITCH PARTNERS PTY LTD | P: 0391149888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.