

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

3 Sutherland Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,725,000

Median sale price

Median price \$1,760,000 House X Unit Suburb Malvern East

Period - From 01/01/2019 to 31/03/2019 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	1 Edna St MALVERN EAST 3145	\$1,790,000	16/02/2019
2	50 Sycamore St MALVERN EAST 3145	\$1,610,000	16/05/2019
3	77 Argyll St MALVERN EAST 3145	\$1,580,000	18/01/2019

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.



 4  2  2

Rooms:
Property Type: House (Res)
Land Size: 837 sqm approx
Agent Comments

Indicative Selling Price
 \$1,725,000

Median House Price
 March quarter 2019: \$1,760,000

Comparable Properties

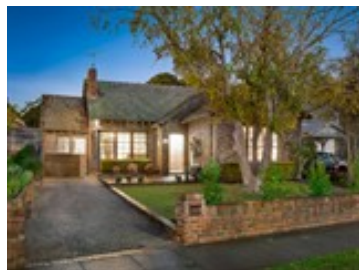


1 Edna St MALVERN EAST 3145 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,790,000
Method: Sold Before Auction
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 670 sqm approx



50 Sycamore St MALVERN EAST 3145 (REI)

Agent Comments

 3  1  2

Price: \$1,610,000
Method: Sold Before Auction
Date: 16/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 580 sqm approx



77 Argyll St MALVERN EAST 3145 (VG)

Agent Comments

 5  -  -

Price: \$1,580,000
Method: Sale
Date: 18/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx