

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

6/80 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$409,000

Median sale price

Median price

\$736,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/07/2020

to

30/06/2021

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	10/80-82 Darling Rd MALVERN EAST 3145	\$407,000	28/04/2021
2	4/42 Edgar St GLEN IRIS 3146	\$410,000	10/04/2021
3	9/200 Wattletree Rd MALVERN 3144	\$420,000	09/04/2021

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:

04/08/2021 12:48

Andrew James

03 9509 0411

0411 420 788

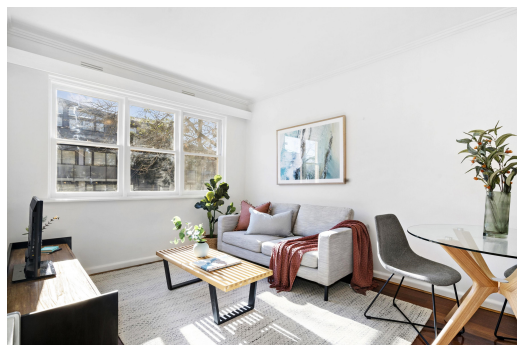
andrew.james@belleproperty.com

Indicative Selling Price

\$409,000

Median Unit Price

Year ending June 2021: \$736,000



1 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



10/80-82 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments

1 1 1

Price: \$407,000

Method: Auction Sale

Date: 28/04/2021

Property Type: Apartment



4/42 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

1 1 1

Price: \$410,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Apartment



9/200 Wattletree Rd MALVERN 3144 (VG)

Agent Comments

1 - -

Price: \$420,000

Method: Sale

Date: 09/04/2021

Property Type: Strata Unit/Flat