

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

1/8 Gordon Grove, Malvern Vic 3144

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$683,000

House

Unit

X

Suburb

Malvern

Period - From 01/10/2018

to

31/12/2018

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	2/23 Raleigh St MALVERN 3144	\$687,500	06/04/2019
2	205/356 Orrong Rd CAULFIELD NORTH 3161	\$625,000	02/12/2018
3	35/65 Station St MALVERN 3144	\$600,500	13/04/2019

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.



Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Courtyard

Comparable Properties



2/23 Raleigh St MALVERN 3144 (REI)

Agent Comments



Price: \$687,500

Method: Auction Sale

Date: 06/04/2019

Rooms: 3

Property Type: Apartment



205/356 Orrong Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 02/12/2018

Rooms: 3

Property Type: Apartment



35/65 Station St MALVERN 3144 (REI)

Agent Comments



Price: \$600,500

Method: Auction Sale

Date: 13/04/2019

Rooms: 4

Property Type: Apartment