

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

2/5 Hilda Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$705,000

Property Type Unit

Suburb Malvern East

Period - From 01/01/2020

to 31/12/2020

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	4/74 Paxton St MALVERN EAST 3145	\$653,000	27/03/2021
2	1/5 Hilda St MALVERN EAST 3145	\$648,000	26/03/2021
3	5/35 Chadstone Rd MALVERN EAST 3145	\$641,000	25/02/2021

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:

10/04/2021 09:30

2/5 Hilda Street, Malvern East Vic 3145

Steve Burke

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending December 2020: \$705,000



2 1 0

Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



4/74 Paxton St MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$653,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment



1/5 Hilda St MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$648,000

Method: Private Sale

Date: 26/03/2021

Property Type: Unit



5/35 Chadstone Rd MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$641,000

Method: Auction Sale

Date: 25/02/2021

Rooms: 4

Property Type: Unit

Account - Belle Property Glen Iris | P: 03 98181888