Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 7/5 Ascot Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	ו \$700,000		&		\$750,000			
Median sale pr	rice							
Median price	\$780,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	04/07/2019	to	03/07/2020		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	26/158-160 Wattletree Rd MALVERN 3144	\$770,000	02/04/2020
2	7/285 Tooronga Rd GLEN IRIS 3146	\$750,000	11/05/2020
3	8/16 Wattletree Rd ARMADALE 3143	\$740,000	27/05/2020

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:

04/07/2020 09:13





Steve Burke



Rooms: 4 Property Type: Apartment Land Size: 80 M2 approx sqm approx Agent Comments 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$700,000 - \$750,000 Median Unit Price 04/07/2019 - 03/07/2020: \$780,000

Comparable Properties



26/158-160 Wattletree Rd MALVERN 3144 (VG) Agent Comments



Price: \$770,000 Method: Sale Date: 02/04/2020 Property Type: Strata Unit/Flat



7/285 Tooronga Rd GLEN IRIS 3146 (REI/VG) Ag

Agent Comments



Price: \$750,000 Method: Private Sale Date: 11/05/2020 Rooms: 4 Property Type: Townhouse (Res)



8/16 Wattletree Rd ARMADALE 3143 (VG)



Agent Comments

Price: \$740,000 Method: Sale Date: 27/05/2020 Property Type: Strata Unit/Flat

Account - Belle Property Glen Iris | P: 03 98181888



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.