

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

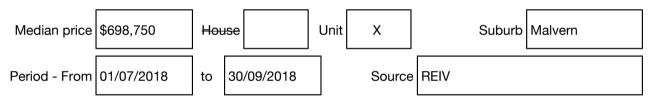
G01/1226-1230 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Single price \$660,000

Median sale price



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	22/1231 Malvern Rd MALVERN 3144	\$781,000	01/09/2018
2	3/1228 Malvern Rd MALVERN 3144	\$705,000	13/08/2018
3	106/14 Elizabeth St MALVERN 3144	\$683,000	31/12/2018

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.

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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.







Rooms: Property Type: Agent Comments Indicative Selling Price \$660,000 Median Unit Price September quarter 2018: \$698,750

Comparable Properties



22/1231 Malvern Rd MALVERN 3144 (REI/VG) Agent Comments



Price: \$781,000 Method: Auction Sale Date: 01/09/2018 Rooms: 3 Property Type: Apartment

3/1228 Malvern Rd MALVERN 3144 (VG)

Agent Comments

Agent Comments



Price: \$705,000 Method: Sale Date: 13/08/2018 Rooms: -Property Type: Strata Unit/Flat



106/14 Elizabeth St MALVERN 3144 (REI)



Price: \$683,000 Method: Private Sale Date: 31/12/2018 Rooms: 4 Property Type: Apartment

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