

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$660,000

## Median sale price

Median price \$698,750

House

Unit

X

Suburb Malvern

Period - From 01/07/2018

to 30/09/2018

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	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.



**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



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



**106/14 Elizabeth St MALVERN 3144 (REI)** Agent Comments



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