

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

3 Cummins Grove, Malvern Vic 3144

Indicative selling price

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

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price \$2,485,000

Property Type House

Suburb Malvern

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	14 Clarendon St ARMADALE 3143	\$1,244,000	14/11/2020
2	22 Clarendon St ARMADALE 3143	\$1,210,000	03/12/2020
3	25 Hope St GLEN IRIS 3146	\$1,010,000	06/11/2020

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:

19/01/2021 09:23

Lauchlan Waterfield

03 9509 0411

0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$1,150,000 - \$1,200,000

Median House Price

Year ending December 2020: \$2,485,000



Property Type:

Agent Comments

Comparable Properties



14 Clarendon St ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,244,000

Method: Auction Sale

Date: 14/11/2020

Property Type: House

Land Size: 164 sqm approx



22 Clarendon St ARMADALE 3143 (REI)

Agent Comments



Price: \$1,210,000

Method: Auction Sale

Date: 03/12/2020

Property Type: House (Res)



25 Hope St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$1,010,000

Method: Sold Before Auction

Date: 06/11/2020

Property Type: House (Res)