

## 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

G03/14 Illowa Street, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$375,000

&

\$400,000

#### Median sale price

Median price \$680,000

House

Unit

X

Suburb

Malvern East

Period - From 01/10/2017

to

31/12/2017

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	1/14 Illowa St MALVERN EAST 3145	\$410,000	17/10/2017
2	12/40 Woorayl St CARNEGIE 3163	\$381,000	23/09/2017
3	7/29-31 Toolambool Rd CARNEGIE 3163	\$369,000	30/11/2017

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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**Rooms:**  
**Property Type:** Apartment  
**Land Size:** 44 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$375,000 - \$400,000

**Median Unit Price**

December quarter 2017: \$680,000

## Comparable Properties



**1/14 Illowa St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

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**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 17/10/2017  
**Rooms:** 2  
**Property Type:** Apartment



**12/40 Woorayl St CARNEGIE 3163 (REI)**

**Agent Comments**

1 1 1

**Price:** \$381,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** 2  
**Property Type:** Apartment

**7/29-31 Toolamboool Rd CARNEGIE 3163 (REI/VG)**

**Agent Comments**

1 1 1

**Price:** \$369,000  
**Method:** Private Sale  
**Date:** 30/11/2017  
**Rooms:** -  
**Property Type:** Unit