

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

6 Sydare Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$2,015,000

Property Type

House

Suburb

Malvern East

Period - From

01/04/2020

to

30/06/2020

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	51 Alma St MALVERN EAST 3145	\$1,700,000	23/03/2020
2	81 Bowen St MALVERN EAST 3145	\$1,610,000	07/04/2020
3	2 Belgrave Rd MALVERN EAST 3145	\$1,560,000	07/04/2020

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:

23/09/2020 10:19

6 Sydare Avenue, Malvern East Vic 3145

Steve Burke
9818 1888
0448 331 653
sburke@hockingstuart.com.au

Indicative Selling Price

\$1,500,000

Median House Price

June quarter 2020: \$2,015,000



3 1 2

Property Type:

Land Size: 620 sqm approx

Agent Comments

Comparable Properties



51 Alma St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 2

Price: \$1,700,000

Method: Private Sale

Date: 23/03/2020

Property Type: House

Land Size: 718 sqm approx



81 Bowen St MALVERN EAST 3145 (VG)

Agent Comments

3 - -

Price: \$1,610,000

Method: Sale

Date: 07/04/2020

Property Type: House (Res)

Land Size: 663 sqm approx



2 Belgrave Rd MALVERN EAST 3145 (REI)

Agent Comments

4 1 2

Price: \$1,560,000

Method: Private Sale

Date: 07/04/2020

Property Type: House

Land Size: 708 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888