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

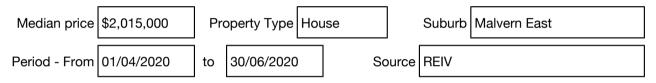
6 Sydare Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,500,000

Median sale price



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.

Add	Address of comparable property		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



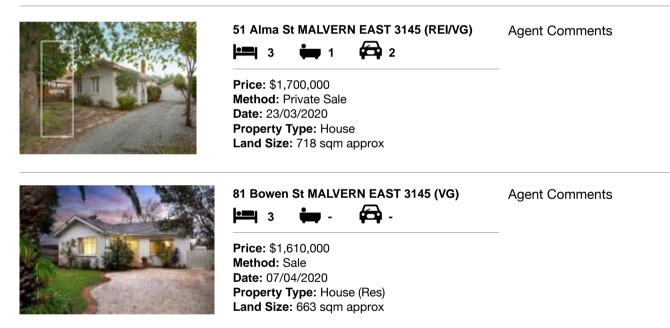




Property Type: Land Size: 620 sqm approx Agent Comments Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$1,500,000 Median House Price June quarter 2020: \$2,015,000

Comparable Properties





2 Belgrave Rd MALVERN EAST 3145 (REI)



Price: \$1,560,000 Method: Private Sale Date: 07/04/2020 Property Type: House Land Size: 708 sqm approx Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



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.