

# 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

39 Spring 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)

Range between \$1,900,000

&

\$2,090,000

### Median sale price

Median price \$2,635,000

Property Type House

Suburb Malvern

Period - From 01/07/2019

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	220 Wattletree Rd MALVERN 3144	\$2,100,000	08/07/2020
2	1/16 Heather Ct HAWTHORN EAST 3123	\$2,050,000	28/04/2020
3	4 Belmont Cl GLEN IRIS 3146	\$1,972,500	16/07/2020

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:

28/09/2020 10:39

39 Spring Road, Malvern Vic 3144



 3  2  2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

Year ending June 2020: \$2,635,000

## Comparable Properties



**220 Wattletree Rd MALVERN 3144 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$2,100,000

**Method:** Sold Before Auction

**Date:** 08/07/2020

**Property Type:** House (Res)

**Land Size:** 377 sqm approx



**1/16 Heather Ct HAWTHORN EAST 3123 (VG)**

Agent Comments

 3  -  -

**Price:** \$2,050,000

**Method:** Sale

**Date:** 28/04/2020

**Property Type:** Flat/Unit/Apartment (Res)



**4 Belmont CI GLEN IRIS 3146 (REI)**

Agent Comments

 3  1  1

**Price:** \$1,972,500

**Method:** Auction Sale

**Date:** 16/07/2020

**Property Type:** House (Res)

**Land Size:** 800 sqm approx

**Account** - Pride Real Estate Prahran | P: 03 9510 9777



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.