Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$490,000	&	\$539,000
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Median sale price

Median price	\$967,500	Pro	perty Type Ur	it		Suburb	Malvern
Period - From	01/01/2022	to	31/03/2022	Sc	urce	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

Address of comparable property		Price	Date of sale
1	7/29 Hunter St MALVERN 3144	\$509,000	04/12/2021
2	7/14 Finlayson St MALVERN 3144	\$537,000	23/02/2022
3	3/58 Cawkwell St MALVERN 3144	\$540,000	30/04/2022

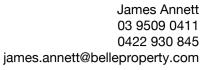
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/05/2022 09:13







Indicative Selling Price \$490,000 - \$539,000 **Median Unit Price** March quarter 2022: \$967,500



Property Type: Apartment **Agent Comments**

Comparable Properties



7/29 Hunter St MALVERN 3144 (REI/VG)



Price: \$509,000 Method: Auction Sale Date: 04/12/2021 Property Type: Unit

Agent Comments



7/14 Finlayson St MALVERN 3144 (REI/VG)





Price: \$537,000

Method: Sold Before Auction

Date: 23/02/2022 Rooms: 4

Property Type: Apartment

Agent Comments



3/58 Cawkwell St MALVERN 3144 (REI)



Price: \$540.000 Method: Auction Sale Date: 30/04/2022

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



