

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

8/30-32 Hunter Street, Malvern Vic 3144

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$967,500 Property Type Unit Suburb Malvern

Period - From 01/01/2022 to 31/03/2022 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	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 comparable properties 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

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Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

March quarter 2022: \$967,500



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



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

Agent Comments

2 1 1

Price: \$509,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Unit



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

Agent Comments

2 1 1

Price: \$537,000

Method: Sold Before Auction

Date: 23/02/2022

Rooms: 4

Property Type: Apartment



3/58 Cawkwell St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Apartment

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