

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

5/2 Green Gables Avenue Malvern East VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,029,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,625

Property type

Unit

Suburb

Malvern East

Period-from

01 Aug 2019

to

31 Jul 2020

Source

Corelogic

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 6 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

1/6 Goode Street Malvern East VIC 3145	-	20-Jun-20
1/8 Carrum Street Malvern East VIC 3145	\$900,000	22-Feb-20
3/424 Waverley Road Malvern East VIC 3145	\$1,035,000	02-May-20

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 6 months.~~

This Statement of Information was prepared on: 05 August 2020



1/6 Goode Street Malvern East VIC 3145 Sold Price

^{RS} - Sold Date **20-Jun-20**

 3  2  2

Distance **1.87km**

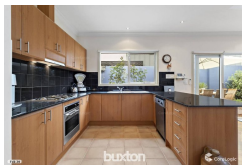


1/8 Carrum Street Malvern East VIC 3145 Sold Price

\$900,000 Sold Date **22-Feb-20**

 3  2  2

Distance **1.5km**



3/424 Waverley Road Malvern East VIC 3145 Sold Price

\$1,035,000 Sold Date **02-May-20**

 2  2  2

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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