

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

3/53 Clynden Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$830,000 & \$910,000

Median sale price

Median price \$831,250 Property Type Unit Suburb Malvern East

Period - From 01/01/2021 to 31/03/2021 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 | 4/1679 Malvern Rd GLEN IRIS 3146 | \$868,000 | 09/12/2020 |
| 2 | | | |
| 3 | | | |

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:

03/05/2021 17:45



 3  - 

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$830,000 - \$910,000

Median Unit Price

March quarter 2021: \$831,250

Comparable Properties



4/1679 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 2  1  2

Price: \$868,000

Method: Sold Before Auction

Date: 09/12/2020

Property Type: Apartment

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.