## Statement of Information

## Single residential property located in the Melbourne metropolitan area

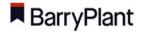
			Sectio	n 4/A	r of th	e Estate Ag	ents Act 1980
Property offered for	sale						
Address Including suburb and postcode	Jorge Ciyin	den Avenue, Ma	alvern East Vic	3145			
Indicative selling pri	ce						
For the meaning of this	price see co	onsumer.vic.go	v.au/underquo	ting			
Range between \$830,000		&	\$910,000				
Median sale price							
Median price \$831,2	50	Property Type	Unit		Suburb	Malvern Eas	t
Period - From 01/01/2	2021 to	31/03/2021	So	ource	REIV		
Comparable property sales (*Delete A or B below as applicable)							
	e estate age	ties sold within ent or agent's re				•	
Address of comparable property					P	rice	Date of sale
1 4/1679 Malvern Rd GLEN IRIS 3146					\$8	368,000	09/12/2020
2							
3							

OR

В\* 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









**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)

**1** 2 **1** 6

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.

**Account** - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814





**Agent Comments**