

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	33 Brunel Street, Malvern East Vic 3145
Including suburb and	, and the second
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,773,750	Hou	ıse X	Unit		Suburb	Malvern East
Period - From	01/04/2018	to	31/03/2019		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.

Ad	dress of comparable property	Price	Date of sale
1	13 Hedgeley Av MALVERN EAST 3145	\$3,000,000	17/04/2019
2	419 Wattletree Rd MALVERN EAST 3145	\$2,925,000	23/02/2019
3	21 Clarence St MALVERN EAST 3145	\$2,843,000	03/06/2019

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.





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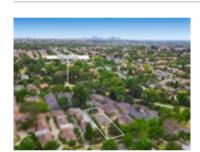
Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$2,800,000 **Median House Price** Year ending March 2019: \$1,773,750

Comparable Properties



13 Hedgeley Av MALVERN EAST 3145 (REI)





Price: \$3,000,000 Method: Private Sale Date: 17/04/2019

Rooms: -

Property Type: House Land Size: 1280 sqm approx **Agent Comments**







Price: \$2,925,000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: House (Res) Land Size: 826 sqm approx





21 Clarence St MALVERN EAST 3145 (REI)





Price: \$2,843,000 Method: Private Sale Date: 03/06/2019

Rooms: -

Property Type: House

Agent Comments

Account - Williams Batters RE | P: 03 9866 4411 | F: 03 9866 4504





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