

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 33 Brunel Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$2,800,000

Median sale price

Median price \$1,773,750 House 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.

	Address 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)

Agent Comments

3 1 2

Price: \$3,000,000
Method: Private Sale
Date: 17/04/2019
Rooms: -
Property Type: House
Land Size: 1280 sqm approx



419 Wattletree Rd MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

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)

Agent Comments

5 3 2

Price: \$2,843,000
Method: Private Sale
Date: 03/06/2019
Rooms: -
Property Type: House