

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

27 Beech Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$2,025,000

House

X

Unit

Suburb Malvern East

Period - From 01/04/2017

to

30/06/2017

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		
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.~~



4 2.5 2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 674 sqm approx

Agent Comments

Gorgeous Californian bungalow with a striking architectural renovation. Extensive formal/informal living and dining, fabulous outdoor entertaining and gardens, stylish modern kitchen. Easy walk to Darling station, meters to Waverley Road shops, cafes and trams, superb school options.

Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

June quarter 2017: \$2,025,000

Comparable Properties



3 Ash Gr MALVERN EAST 3145 (REI)

Agent Comments

4 3 -

Price: \$2,770,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 10

Property Type: House (Res)

Land Size: 960 sqm approx

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.