

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 103-1226 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Single price \$390,000

Median sale price

Median price \$715,000 House Unit X Suburb Malvern

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 | 206/770b Toorak Rd GLEN IRIS 3146 | \$415,000 | 05/02/2019 |
| 2 | 401/14 Elizabeth St MALVERN 3144 | \$385,000 | 06/05/2019 |
| 3 | 24/48 Sutherland Rd ARMADALE 3143 | \$382,000 | 04/05/2019 |

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.

Nicholas McLean

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Indicative Selling Price

\$390,000

Median Unit Price

Year ending March 2019: \$715,000



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Rooms:**Property Type:** Apartment

Agent Comments

This spacious modern One Bedroom apartment comes with the following brilliant features; Built in Robes, Hardwood Floors and carpet in the bedroom, Stainless steel Miele appliances including dishwasher, Stone Benchtops, Split system heating & cooling, Secure entrance, Remote Garage car space and storage. Tenanted till Aug 2019, \$1,695 P.C.M.

Comparable Properties


206/770b Toorak Rd GLEN IRIS 3146 (REI/VG) Agent Comments

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Price: \$415,000**Method:** Private Sale**Date:** 05/02/2019**Rooms:** 2**Property Type:** Apartment
401/14 Elizabeth St MALVERN 3144 (REI) Agent Comments

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Price: \$385,000**Method:** Private Sale**Date:** 06/05/2019**Rooms:** -**Property Type:** Apartment
24/48 Sutherland Rd ARMADALE 3143 (REI) Agent Comments

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Price: \$382,000**Method:** Auction Sale**Date:** 04/05/2019**Rooms:** -**Property Type:** Apartment