

# 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 2/10 Burke Road, Malvern East, VIC 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$980,000 & \$1,050,000

### Median sale price

Median price \$ 798,500 Property type Unit Suburb MALVERN EAST

Period - From 20/06/2021 to 20/06/2022 Source core\_logic

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1 4/8 James Street Glen Huntly Vic 3163	\$1,080,000	2022-05-02
2 1/5 Tranmere Avenue Carnegie Vic 3163	\$1,010,000	2022-03-21
3		

This Statement of Information was prepared on: 20/06/2022

