

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 23 Macgregor Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,700,000 & \$1,850,000

Median sale price

Median price \$1,850,000 House X Unit Suburb Malvern East

Period - From 01/10/2017 to 31/12/2017 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	16 Sutherland St MALVERN EAST 3145	\$1,850,000	11/11/2017
2	25 Beech St MALVERN EAST 3145	\$1,785,000	25/11/2017
3	252 Waverley Rd MALVERN EAST 3145	\$1,727,000	02/12/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
December quarter 2017: \$1,850,000

Comparable Properties



16 Sutherland St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 7
Property Type: House (Res)
Land Size: 655 sqm approx



25 Beech St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,785,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 563 sqm approx



252 Waverley Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,727,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 9
Property Type: House (Res)
Land Size: 641 sqm approx