

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

25 Beech Street, Malvern East Vic 3145

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,756,000

House

X

Unit

Suburb

Malvern East

Period - From 01/07/2017

to

30/09/2017

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	44 Brunel St MALVERN EAST 3145	\$1,740,000	28/10/2017
2	32 Karma Av MALVERN EAST 3145	\$1,826,000	30/07/2017
3	1900 Malvern Rd MALVERN EAST 3145	\$1,853,000	28/10/2017

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.



3 1 2

Rooms:

Property Type: Californian bungalow

Land Size: 538 approx. sqm approx

Agent Comments

Place your own stamp on this classic home set in an outstanding blue chip location close to transport, schools, parks and shops.

Comparable Properties



44 Brunel St MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,740,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 456 sqm approx



32 Karma Av MALVERN EAST 3145 (REI)

Agent Comments

3 1 1

Price: \$1,826,000

Method: Private Sale

Date: 30/07/2017

Rooms: 7

Property Type: House (Res)

Land Size: 663 sqm approx



1900 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,853,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 680 sqm approx