

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

6/3 Dene Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$575,000

&

\$627,000

Median sale price

Median price \$740,000

House

Unit

X

Suburb

Malvern East

Period - From 01/07/2018

to

30/09/2018

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	1/8 Osborne Av GLEN IRIS 3146	\$617,000	17/10/2018
2	4/1435 High St GLEN IRIS 3146	\$571,000	17/11/2018
3	3/11 Osborne Av GLEN IRIS 3146	\$565,000	20/06/2018

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.



 2  1  1

Rooms:

Property Type: Flat

Agent Comments

Undercover parking

Comparable Properties



1/8 Osborne Av GLEN IRIS 3146 (REI/VG)

 2  1  1

Price: \$617,000

Method: Sold Before Auction

Date: 17/10/2018

Rooms: 4

Property Type: Apartment

Agent Comments

Comparable property with no separate laundry and open car space



4/1435 High St GLEN IRIS 3146 (REI)

 2  1  1

Price: \$571,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Apartment

Agent Comments

Apartment on main road



3/11 Osborne Av GLEN IRIS 3146 (VG)

 2  -  -

Price: \$565,000

Method: Sale

Date: 20/06/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Smaller living area