

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 Belgrave Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,902,500

Property Type House

Suburb Malvern East

Period - From 15/12/2019

to

14/12/2020

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	72 Millewa Av MALVERN EAST 3145	\$1,930,000	05/12/2020
2	20 Darling Rd MALVERN EAST 3145	\$1,915,000	27/06/2020
3	36 Millewa Av MALVERN EAST 3145	\$1,770,000	07/12/2020

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.~~

This Statement of Information was prepared on:

15/12/2020 12:50

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Indicative Selling Price

\$1,850,000 - \$2,000,000

Median House Price

15/12/2019 - 14/12/2020: \$1,902,500



4 2 2

Rooms: 7

Property Type: House

Land Size: 908 sqm approx

Agent Comments

Comparable Properties



72 Millewa Av MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$1,930,000

Method: Auction Sale

Date: 05/12/2020

Property Type: House (Res)



36 Millewa Av MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$1,770,000

Method: Sold Before Auction

Date: 07/12/2020

Property Type: House (Res)