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 betweer	n \$1,850,000		&		\$2,000,000				
Median sale price									
Median price	\$1,902,500	Property Type Hou		Hous	se		Suburb	Malvern East	
Period - From	15/12/2019	to 1	4/12/2020		So	urce	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.

Ade	dress 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









Rooms: 7 Property Type: House Land Size: 908 sqm approx Agent Comments Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price 15/12/2019 - 14/12/2020: \$1,902,500

Comparable Properties



72 Millewa Av MALVERN EAST 3145 (REI)



Price: \$1,930,000 Method: Auction Sale Date: 05/12/2020 Property Type: House (Res) Agent Comments

Agent Comments

20 Darling Rd MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$1,915,000 Method: Auction Sale Date: 27/06/2020 Property Type: House (Res) Land Size: 747 sqm approx



36 Millewa Av MALVERN EAST 3145 (REI)

62 2

1 3

Price: \$1,770,000 Method: Sold Before Auction Date: 07/12/2020 Property Type: House (Res)

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.