

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	59 Millewa Avenue, Malvern East Vic 3145
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Indicative selling price

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

Single price \$1,695,000

Median sale price

Median price	\$1,773,750	House	X	Unit		Suburb	Malvern East
Period - From	01/04/2018	to	31/03/2019	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	357 Waverley Rd MALVERN EAST 3145	\$1,695,000	16/02/2019
2	1109 Dandenong Rd MALVERN EAST 3145	\$1,675,000	23/02/2019
3	50 Sycamore St MALVERN EAST 3145	\$1,610,000	16/05/2019

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: 5
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$1,695,000

Median House Price
Year ending March 2019: \$1,773,750

Comparable Properties



357 Waverley Rd MALVERN EAST 3145 (VG) **Agent Comments**

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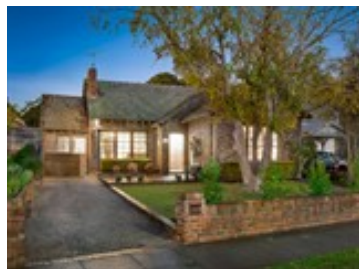
Price: \$1,695,000
Method: Sale
Date: 16/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 692 sqm approx



1109 Dandenong Rd MALVERN EAST 3145 (REI/VG) **Agent Comments**

4 1 4

Price: \$1,675,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 677 sqm approx



50 Sycamore St MALVERN EAST 3145 (REI) **Agent Comments**

3 1 2

Price: \$1,610,000
Method: Sold Before Auction
Date: 16/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 580 sqm approx