

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

10/25 The Avenue Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price \$275,000

Median sale price

Median price \$670,500

House

Unit

X

Suburb

Malvern East

Period - From 01/04/2018

to

30/06/2018

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	12/6 Walnut St CARNEGIE 3163	\$275,500	12/05/2018
2	9/2a Bates St MALVERN EAST 3145	\$276,000	05/03/2018
3	7/24 Brisbane St MURRUMBEENA 3163	\$287,500	29/05/2018

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.



Rooms: 1

Property Type: Apartment

Agent Comments

Comparable Properties



12/6 Walnut St CARNEGIE 3163 (REI)

Agent Comments



Price: \$275,500

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: Apartment



9/2a Bates St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$276,000

Method: Private Sale

Date: 05/03/2018

Rooms: 2

Property Type: Apartment



7/24 Brisbane St MURRUMBEENA 3163 (REI)

Agent Comments



Price: \$287,500

Method: Private Sale

Date: 29/05/2018

Rooms: -

Property Type: Apartment