## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	3/60 Brunel Street, Malvern East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$800,000	&	\$850,000

#### Median sale price

Median price	\$730,000	Pro	perty Type	Unit		Suburb	Malvern East
Period - From	01/04/2019	to	30/06/2019		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

Add	dress of comparable property	Price	Date of sale
1	1/22 Johnstone St MALVERN 3144	\$811,999	12/08/2019
2	4/18 Peace St GLEN IRIS 3146	\$827,000	03/08/2019
3	2/30-32 Scott Gr GLEN IRIS 3146	\$890,000	06/04/2019

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	18/09/2019 09:58
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# hockingstuart

Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@hockingstuart.com.au

> **Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** June quarter 2019: \$730,000





**Agent Comments** 

# Comparable Properties



1/22 Johnstone St MALVERN 3144 (REI/VG)

**-**2

Price: \$811,999

Method: Sold Before Auction Date: 12/08/2019

Property Type: Unit

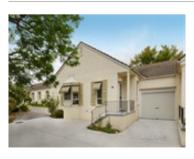
Agent Comments



4/18 Peace St GLEN IRIS 3146 (REI)

Price: \$827,000 Method: Auction Sale Date: 03/08/2019 Property Type: Unit

**Agent Comments** 



2/30-32 Scott Gr GLEN IRIS 3146 (REI/VG)

3

Price: \$890,000 Method: Auction Sale Date: 06/04/2019 Property Type: Unit

**Agent Comments** 

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525



