

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

2/40 Tennyson Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

Median sale price

Median price \$1,341,000

Property Type Townhouse

Suburb Malvern East

Period - From 24/06/2021

to

23/06/2022

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	2/27 Irymple Av GLEN IRIS 3146	\$2,003,000	21/05/2022
2	72c Serrell St MALVERN EAST 3145	\$1,900,000	05/03/2022
3	1/18 Goode St MALVERN EAST 3145	\$1,725,000	22/06/2022

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:

24/06/2022 13:16



3 2 2

Property Type:

Divorce/Estate/Family Transfers

Land Size: 130 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median Townhouse Price

24/06/2021 - 23/06/2022: \$1,341,000

Comparable Properties



2/27 Irymple Av GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$2,003,000

Method: Private Sale

Date: 21/05/2022

Property Type: House



72c Serrell St MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$1,900,000

Method: Sold Before Auction

Date: 05/03/2022

Property Type: Townhouse (Res)



1/18 Goode St MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$1,725,000

Method: Private Sale

Date: 22/06/2022

Property Type: Townhouse (Single)