# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 2/40 Tennyson Street, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,750,000		&		\$1,850,000				
Median sale price									
Median price	\$1,341,000	Pro	operty Type	Том	nhouse		Suburb	Malvern East	
Period - From	24/06/2021	to	23/06/2022	2	So	ource	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	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



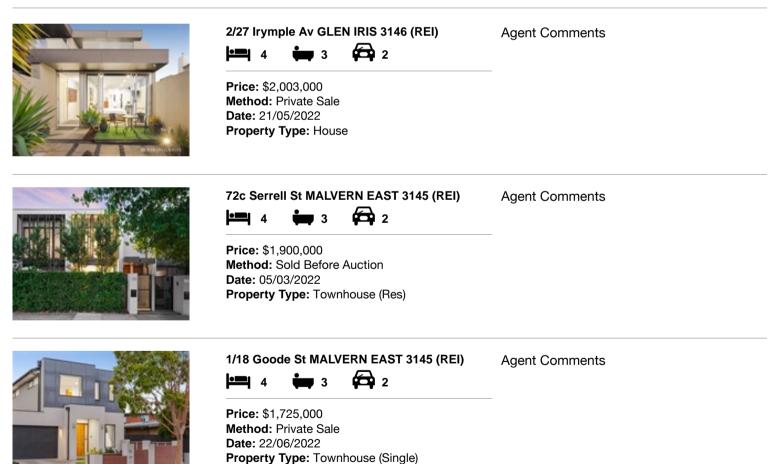






Property Type: Divorce/Estate/Family Transfers Land Size: 130 sqm approx Agent Comments Indicative Selling Price \$1,750,000 - \$1,850,000 Median Townhouse Price 24/06/2021 - 23/06/2022: \$1,341,000

# **Comparable Properties**



Account - RT Edgar | P: 03 9826 1000

propertydata



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