

# 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

11 Belgrave Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$1,860,000

Property Type House

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	Price	Date of sale
1	26 Millewa Av MALVERN EAST 3145	\$1,468,000	06/04/2019
2	52 Abbotsford Av MALVERN EAST 3145	\$1,350,000	17/08/2019
3	77 Repton Rd MALVERN EAST 3145	\$1,300,000	01/04/2019

**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.~~

This Statement of Information was prepared on:

16/09/2019 11:48



 3  1  2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 645 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median House Price**  
June quarter 2019: \$1,860,000

## Comparable Properties



**26 Millewa Av MALVERN EAST 3145 (REI/VG)** **Agent Comments**

 3  1  2

**Price:** \$1,468,000  
**Method:** Auction Sale  
**Date:** 06/04/2019  
**Property Type:** House (Res)  
**Land Size:** 698 sqm approx



**52 Abbotsford Av MALVERN EAST 3145 (REI)** **Agent Comments**

 3  1  2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 17/08/2019  
**Property Type:** House (Res)  
**Land Size:** 618 sqm approx



**77 Repton Rd MALVERN EAST 3145 (REI)** **Agent Comments**

 3  1  -

**Price:** \$1,300,000  
**Method:** Private Sale  
**Date:** 01/04/2019  
**Property Type:** House (Res)  
**Land Size:** 572 sqm approx