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	11 Belgrave Road, 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 \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,860,000	Pro	perty 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

Add	dress 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 comparableproperties 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



hockingstuart

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



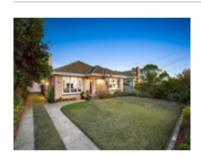


Rooms: 6

Property Type: House **Land Size:** 645 sqm approx

Agent Comments

Comparable Properties



26 Millewa Av MALVERN EAST 3145 (REI/VG)

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Price: \$1,468,000 **Method:** Auction Sale **Date:** 06/04/2019

Property Type: House (Res) **Land Size:** 698 sqm approx



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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)

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6.

Price: \$1,300,000 Method: Private Sale Date: 01/04/2019

Property Type: House (Res) **Land Size:** 572 sqm approx

Agent Comments

Agent Comments

Agent Comments

Account - hockingstuart | P: 03 98181888



