

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

4/35 Winter Street, Malvern Vic 3144

Indicative selling price

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

Single price \$610,000

Median sale price

Median price \$1,190,000

House

Unit

X

Suburb Malvern

Period - From 01/01/2018

to 31/03/2018

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	4/23 Raleigh St MALVERN 3144	\$625,000	24/03/2018
2	9/1279 High St MALVERN 3144	\$631,500	21/10/2017
3	8/1452 Malvern Rd GLEN IRIS 3146	\$646,000	10/02/2018

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.



2 1 1

Rooms:

Property Type:

Agent Comments

Comparable Properties



4/23 Raleigh St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit



9/1279 High St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$631,500

Method: Auction Sale

Date: 21/10/2017

Rooms: -

Property Type: Apartment



8/1452 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$646,000

Method: Auction Sale

Date: 10/02/2018

Rooms: -

Property Type: Apartment