

1/8-10 Hyslop Parade, Malvern East Vic 3145

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**Indicative Selling Price**

\$865,000 - \$951,500

**Median Unit Price**

March quarter 2017: \$771,000



**Rooms:**

**Property Type:** Flat

**Land Size:** 237.905 sqm

Agent Comments

## Comparable Properties



1/52 Bowen St MALVERN EAST 3145 (REI)

Agent Comments



**Price:** \$980,000

**Method:** Auction Sale

**Date:** 03/12/2016

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 317 sqm



47 Cairnes Cr MALVERN EAST 3145 (REI)

Agent Comments



**Price:** \$910,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



Villa 3/114 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments



**Price:** \$826,500

**Method:** Auction Sale

**Date:** 21/03/2017

**Rooms:** -

**Property Type:** Villa

## 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

1/8-10 Hyslop Parade, 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 \$865,000

&amp;

\$951,500

## Median sale price

Median price \$771,000

Unit X

Suburb Malvern East

Period - From 01/01/2017 to 31/03/2017

Source REIV

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1/52 Bowen St MALVERN EAST 3145	\$980,000	03/12/2016
47 Cairnes Cr MALVERN EAST 3145	\$910,000	13/05/2017
Villa 3/114 Darling Rd MALVERN EAST 3145	\$826,500	21/03/2017