

## 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 2/10-12 Repton 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 \$520,000 & \$572,000

#### Median sale price

Median price \$740,000 House Unit X Suburb Malvern East

Period - From 01/07/2018 to 30/09/2018 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	1/12 Illowa St MALVERN EAST 3145	\$595,000	14/09/2018
2	4/3 Rosedale Av GLEN HUNTLY 3163	\$561,250	04/10/2018
3	11/177 Koornang Rd CARNEGIE 3163	\$527,000	28/04/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$520,000 - \$572,000  
**Median Unit Price**  
September quarter 2018: \$740,000

## Comparable Properties



**1/12 Illowa St MALVERN EAST 3145 (REI)**

**Agent Comments**



**Price:** \$595,000  
**Method:** Sold Before Auction  
**Date:** 14/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**4/3 Rosedale Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**



**Price:** \$561,250  
**Method:** Sold Before Auction  
**Date:** 04/10/2018  
**Rooms:** -  
**Property Type:** Apartment



**11/177 Koornang Rd CARNEGIE 3163 (REI)**

**Agent Comments**



**Price:** \$527,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** -  
**Property Type:** Apartment