

Statement of Information
**Internet advertising for single residential property
 located within or outside the Melbourne
 metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb and
 postcode 37/65-67 Station street, Malvern 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$559,000

Median sale price

(*Delete house or unit as applicable)

Median price \$592,000

*House

*Unit X

Suburb Malvern

Period – From 01/04/2017

to 30/06/2017

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. 3/686 Inkerman Rd, Caulfield N	\$580,000	9/07/2017
2. 4/18 Johnston street, Malvern 3144	\$510,000	5/08/2017
3. 6/56 Sutherland Rd, Armadale 3143	\$631,500	29/07/2017