Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	62 Sutherland Street, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,810,000

Median sale price

Median price	\$1,807,000	Pro	perty Type Ho	use]	Suburb	Malvern East
Period - From	01/07/2019	to	30/09/2019	So	ource	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

1	15 Sycamore St MALVERN EAST 3145	\$1,807,000	21/09/2019
2	3 Fisher St MALVERN EAST 3145	\$1,795,000	26/10/2019
3	28 Serrell St MALVERN EAST 3145	\$1,698,000	23/10/2019

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.

This Statement of Information was prepared on:	28/11/2019 14:53



Date of sale



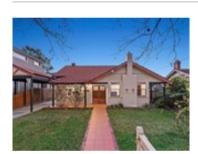




Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$1,810,000 **Median House Price** September quarter 2019: \$1,807,000

Comparable Properties



15 Sycamore St MALVERN EAST 3145 (REI)

=3

Price: \$1.807.000 Method: Auction Sale

6 4

Date: 21/09/2019 Property Type: House (Res)

Land Size: 703 sqm approx



3 Fisher St MALVERN EAST 3145 (REI)

Price: \$1,795,000 Method: Auction Sale Date: 26/10/2019

Property Type: House (Res)

Agent Comments

Agent Comments



28 Serrell St MALVERN EAST 3145 (REI)





Price: \$1,698,000 **Method:** Private Sale Date: 23/10/2019 Property Type: House **Agent Comments**

Account - Woodards | P: 03 9557 5500 | F: 03 9557 6133



