#### 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	3/10-12 Tennyson Street, Malvern East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

narige between \$7.70,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$770,000	&	\$820,000
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#### Median sale price

Median price	\$800,000	Pro	perty Type	Unit		Suburb	Malvern East
Period - From	01/07/2021	to	30/06/2022		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

Aut	areas or comparable property	1 1100	Date of Sale
1	7/29 Grant St MALVERN EAST 3145	\$850,000	04/06/2022
2	2/42 Burke Rd MALVERN EAST 3145	\$792,000	04/06/2022
3	3/50-52 Tennyson St MALVERN EAST 3145	\$750,000	06/05/2022

#### 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:	19/07/2022 10:26



Date of sale



Lidiya Davoli 03 9889 3990

**Indicative Selling Price** \$770,000 - \$820,000 **Median Unit Price** 

Year ending June 2022: \$800,000

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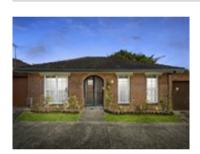




**Agent Comments** 

Recently updated two bedroom villa with two outdoor areas (both on title), a garage and off street parking.

## Comparable Properties



7/29 Grant St MALVERN EAST 3145 (REI)



Price: \$850,000 Method: Auction Sale

Date: 04/06/2022 Property Type: Unit **Agent Comments** 



2/42 Burke Rd MALVERN EAST 3145 (REI)





Price: \$792,000 Method: Auction Sale Date: 04/06/2022 Property Type: Unit

Agent Comments

Agent Comments



3/50-52 Tennyson St MALVERN EAST 3145

(REI) **--** 2



Price: \$750.000 Method: Private Sale Date: 06/05/2022

Property Type: Apartment

Account - Shelter Real Estate | P: 03 9889 3990



