

# 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

3/10-12 Tennyson Street, 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

\$770,000

&

\$820,000

### Median sale price

Median price

\$800,000

Property 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	Price	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

3/10-12 Tennyson Street, Malvern East Vic 3145

shelter.  
*Real Estate*

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**Indicative Selling Price**

\$770,000 - \$820,000

**Median Unit Price**

Year ending June 2022: \$800,000



 2  1  2

**Property Type:** Flat

**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)**

**Agent Comments**

 2  1  1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** Unit



**2/42 Burke Rd MALVERN EAST 3145 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$792,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** Unit



**3/50-52 Tennyson St MALVERN EAST 3145 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$750,000

**Method:** Private Sale

**Date:** 06/05/2022

**Property Type:** Apartment

**Account** - Shelter Real Estate | P: 03 9889 3990



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