

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

6/29 Hunter Street Malvern VIC 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Malvern

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

8/29 Hunter Street Malvern VIC 3144	\$445,000	01-Mar-19
2/44 Edgar Street Glen Iris VIC 3146	\$440,000	07-Jun-19
2/15 Bond Street Caulfield North VIC 3161	\$425,000	22-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 18 September 2019



8/29 Hunter Street Malvern VIC 3144

Sold Price

\$445,000

Sold Date

01-Mar-19

2

1

1

Distance

-



2/44 Edgar Street Glen Iris VIC 3146

Sold Price

^{RS} **\$440,000**

Sold Date

07-Jun-19

2

1

1

Distance

1.8km



2/15 Bond Street Caulfield North VIC 3161

Sold Price

\$425,000

Sold Date

22-Jul-19

2

1

1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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