

# 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

4/22 Hunter Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000

&

\$440,000

### Median sale price

Median price \$667,500

Property Type Unit

Suburb Malvern

Period - From 01/07/2018

to 30/06/2019

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	2/44 Edgar St GLEN IRIS 3146	\$440,000	07/06/2019
2	3/15 Bond St CAULFIELD NORTH 3161	\$425,000	16/05/2019
3	10/7 Denbigh Rd ARMADALE 3143	\$420,500	22/06/2019

**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:

16/10/2019 15:48

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**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

Year ending June 2019: \$667,500



2 1 1

**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**2/44 Edgar St GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 07/06/2019

**Rooms:** 4

**Property Type:** Apartment

**3/15 Bond St CAULFIELD NORTH 3161 (VG)**

**Agent Comments**

2 - -

**Price:** \$425,000

**Method:** Sale

**Date:** 16/05/2019

**Property Type:** Strata Unit/Flat

**10/7 Denbigh Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2 1 -

**Price:** \$420,500

**Method:** Auction Sale

**Date:** 22/06/2019

**Property Type:** Apartment