

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

2/35 Grant Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$910,000

&

\$1,000,000

Median sale price

Median price \$736,000

Property Type Unit

Suburb Malvern East

Period - From 01/07/2020

to

30/06/2021

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	3/53 Clynden Av MALVERN EAST 3145	\$920,000	04/05/2021
2	7/1 Wilton Vale Cr MALVERN EAST 3145	\$945,000	03/07/2021
3			

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:

30/09/2021 15:00



3
 1
 1

Property Type: Unit
Land Size: 120 sqm approx
Agent Comments

Indicative Selling Price
 \$910,000 - \$1,000,000
Median Unit Price
 Year ending June 2021: \$736,000

Comparable Properties



3/53 Clynden Av MALVERN EAST 3145
(REI/VG)

Agent Comments

3
 2
 1

Price: \$920,000
Method: Sold Before Auction
Date: 04/05/2021
Property Type: Unit



7/1 Wilton Vale Cr MALVERN EAST 3145
(REI/VG)

Agent Comments

2
 1
 1

Price: \$945,000
Method: Auction Sale
Date: 03/07/2021
Property Type: Unit
Land Size: 1803 sqm approx

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.

Account - Thomson | P: 03 95098244 | F: 95009693