

# 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

8 Tennyson Street, Malvern East Vic 3145

### Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

### Median sale price

Median price

\$2,250,000

Property Type

House

Suburb

Malvern East

Period - From

01/10/2022

to

31/12/2022

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	77 Coppin St MALVERN EAST 3145	\$1,760,000	01/09/2022
2	1/3 Brunel St MALVERN EAST 3145	\$1,650,000	01/10/2022
3	42a Emo Rd MALVERN EAST 3145	\$1,610,000	10/12/2022

**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:

18/01/2023 15:23



3   
 1   
 3

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 351 sqm approx

**Agent Comments**

Double garage plus additional secure off street carspace. Lined attic space. Double glazed windows.

**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median House Price**

December quarter 2022: \$2,250,000

## Comparable Properties



**77 Coppin St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

3   
 2   
 1

**Price:** \$1,760,000

**Method:** Auction Sale

**Date:** 01/09/2022

**Property Type:** House (Res)

**Land Size:** 301 sqm approx



**1/3 Brunel St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,650,000

**Method:** Auction Sale

**Date:** 01/10/2022

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**42a Emo Rd MALVERN EAST 3145 (REI)**

**Agent Comments**

3   
 1   
 1

Land 351m2 approx

**Price:** \$1,610,000

**Method:** Auction Sale

**Date:** 10/12/2022

**Property Type:** House

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088