### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Tennyson Street, Malvern East Vic 3145

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,650,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$2,250,000	Pro	operty Type	Hou	se		Suburb	Malvern East
Period - From	01/10/2022	to	31/12/2022		So	urce	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.

Ad	dress 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



# **RT Edgar**





Rooms: 5 Property Type: House (Res) Land Size: 351 sqm approx

Agent Comments

**Indicative Selling Price** \$1,650,000 - \$1,750,000 Median House Price December guarter 2022: \$2,250,000

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

## **Comparable Properties**



77 Coppin St MALVERN EAST 3145 (REI/VG) Agent Comments



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



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) •**•** 3

Agent Comments 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



propertydata

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