

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

1/5 Hilda Street, Malvern East Vic 3145

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$705,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/01/2020

to

31/12/2020

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	1/5 Murrumbeena Rd MURRUMBEENA 3163	\$660,000	26/11/2020
2	2/19 Fisher St MALVERN EAST 3145	\$660,000	17/11/2020
3	2/17 Fisher St MALVERN EAST 3145	\$658,000	04/11/2020

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:

22/03/2021 07:47

1/5 Hilda Street, Malvern East Vic 3145

Steve Burke
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Indicative Selling Price
\$650,000

Median Unit Price
Year ending December 2020: \$705,000



2 1 1

Rooms: 3
Property Type: Unit
Land Size: Strata sqm approx
Agent Comments

Comparable Properties



1/5 Murrumbeena Rd MURRUMBEENA 3163
(REI/VG)

Agent Comments

2 2 1

Price: \$660,000
Method: Auction Sale
Date: 26/11/2020
Property Type: Apartment



2/19 Fisher St MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000
Method: Private Sale
Date: 17/11/2020
Property Type: Apartment



2/17 Fisher St MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$658,000
Method: Sold Before Auction
Date: 04/11/2020
Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888