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	

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	Pro	perty Type U	nit		Suburb	Malvern East
Period - From	01/01/2020	to	31/12/2020	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.

Address of comparable property

Add	dress 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

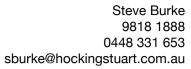
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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







Indicative Selling Price \$650,000 **Median Unit Price**

Year ending December 2020: \$705,000



Rooms: 3

Property Type: Unit

Land Size: Strata sqm approx

Agent Comments

Comparable Properties



1/5 Murrumbeena Rd MURRUMBEENA 3163

(REI/VG)

-2



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

Property Type: Apartment

Agent Comments

Agent Comments



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

- 2







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

Property Type: Apartment





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

Price: \$658.000

Method: Sold Before Auction

Date: 04/11/2020

Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888



