## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address	3/10 Tooronga Road, Malvern East Vic 3145
Including suburb and	
postcode	
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#### Indicative selling price

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

#### Median sale price

Median price	\$770,000	Pro	perty Type Ur	it		Suburb	Malvern East
Period - From	01/01/2020	to	31/03/2020	Sc	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	14/39-41 Grant St MALVERN EAST 3145	\$864,000	22/02/2020
2	21 Vickery St MALVERN EAST 3145	\$800,000	14/03/2020
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:	08/07/2020 13:00



Date of sale



Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$800,000 - \$850,000 Median Unit Price March quarter 2020: \$770,000





# Comparable Properties



14/39-41 Grant St MALVERN EAST 3145 (REI/VG)

REI/VG)

**-**

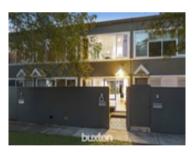
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Price: \$864,000 Method: Auction Sale Date: 22/02/2020 Property Type: Unit **Agent Comments** 

Agent Comments



21 Vickery St MALVERN EAST 3145 (REI/VG)

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Price: \$800,000 Method: Auction Sale

**Date:** 14/03/2020 **Property Type:** Townhouse (Res)

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 - Belle Property Glen Iris | P: 03 98181888



