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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

205/14 Illowa Street Malvern East VIC 3145

2 1 1

Indicative Selling Price

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

Range between \$600,000 & \$650,000

Median Sale Price

\$620,000 Units in Malvern east between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6/3 Dene Avenue Malvern East VIC 3145 Sold Price ^{RS} **\$604,000** Sold Date **27-Nov-18**
 2 1 1 Distance **0.24km**



2/10 Ferncroft Avenue Malvern East VIC 3145 Sold Price **\$637,500** Sold Date **08-Dec-18**
 2 1 1 Distance **0.48km**



8/1705 Malvern Road Glen Iris VIC 3146 Sold Price **\$622,500** Sold Date **27-Oct-18**
 2 1 1 Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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