

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

25 Warner Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,750,000 & \$1,925,000

Median sale price

Median price \$2,415,000 Property Type House Suburb Malvern

Period - From 01/04/2019 to 30/06/2019 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	2 Bonfield Av HAWTHORN EAST 3123	\$1,910,000	01/06/2019
2	43 Dixon St MALVERN 3144	\$1,800,000	29/03/2019
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: 16/09/2019 14:09



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Property Type: Strata Unit/Flat

Land Size: 279 sqm approx

Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,925,000
Median House Price
June quarter 2019: \$2,415,000

Comparable Properties



2 Bonfield Av HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 2 1

Price: \$1,910,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 445 sqm approx



43 Dixon St MALVERN 3144 (VG)

Agent Comments

3 - -

Price: \$1,800,000

Method: Sale

Date: 29/03/2019

Property Type: House (Res)

Land Size: 335 sqm approx

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.