

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

10 Peverill Street, Malvern East Vic 3145

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000

Median sale price

Median price \$1,965,000

House

X

Unit

Suburb

Malvern East

Period - From 01/01/2018

to

31/03/2018

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 Peak St MALVERN EAST 3145	\$1,351,000	17/03/2018
2	11 Mountfield Av MALVERN EAST 3145	\$1,305,000	20/01/2018
3	1/18 Nicholas St ASHBURTON 3147	\$1,255,000	14/04/2018

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.



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3	2		

Rooms: 6

Property Type: House (Res)

Land Size: 410 sqm approx

Agent Comments

Beautifully presented fully renovated 3 bedroom, 2 bathroom charming family home with double carport.

Comparable Properties



2 Peak St MALVERN EAST 3145 (REI)

Agent Comments

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Price: \$1,351,000

Method: Auction Sale

Date: 17/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 725 sqm approx



11 Mountfield Av MALVERN EAST 3145 (VG)

Agent Comments

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Price: \$1,305,000

Method: Sale

Date: 20/01/2018

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx



1/18 Nicholas St ASHBURTON 3147 (REI)

Agent Comments

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Price: \$1,255,000

Method: Auction Sale

Date: 14/04/2018

Rooms: 6

Property Type: Unit

Land Size: 291 sqm approx