

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	10 Peverill Street, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,965,000	Hou	ise X	Unit		Suburt	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.

Ad	dress 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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Indicative Selling Price \$1,300,000 **Median House Price** March guarter 2018: \$1,965,000



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)

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)



Price: \$1,305,000 Method: Sale Date: 20/01/2018

Rooms: -

Property Type: House (Res) Land Size: 613 sqm approx **Agent Comments**

Agent Comments



1/18 Nicholas St ASHBURTON 3147 (REI)

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6

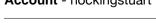
Price: \$1,255,000 Method: Auction Sale **Date:** 14/04/2018

Rooms: 6

Property Type: Unit

Land Size: 291 sqm approx

Agent Comments



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