Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Rowena Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,200,000		&		\$1,300,000				
Median sale p	rice								
Median price	\$1,910,000	Pro	operty Type	Hou	se		Suburb	Malvern East	
Period - From	01/10/2019	to	31/12/2019		So	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 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	26 Thurso St MALVERN EAST 3145	\$1,288,888	30/10/2019
2	12 Ivanhoe Gr MALVERN EAST 3145	\$1,250,000	07/09/2019
3	28 Midlothian St MALVERN EAST 3145	\$1,237,000	14/09/2019

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:

25/02/2020 16:11



8 Rowena Road, Malvern East Vic 3145







Property Type: Agent Comments Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2019: \$1,910,000

Comparable Properties



26 Thurso St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$1,288,888 Method: Private Sale Date: 30/10/2019 Rooms: 5 Property Type: House Land Size: 650 sqm approx



12 Ivanhoe Gr MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$1,250,000 Method: Private Sale Date: 07/09/2019 Property Type: House Land Size: 667 sqm approx



28 Midlothian St MALVERN EAST 3145 (REI/VG)



Price: \$1,237,000 Method: Auction Sale Date: 14/09/2019 Rooms: 4 Property Type: House (Res) Land Size: 666 sqm approx Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.