

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

8 Rowena Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,910,000

Property Type House

Suburb Malvern East

Period - From 01/10/2019

to 31/12/2019

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	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

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



Property Type:
Agent Comments

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) Agent Comments



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

Account - Belle Property Glen Iris | P: 03 98181888