

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

44 Brunel Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,921,000

House

X

Unit

Suburb Malvern East

Period - From 01/07/2016

to

30/06/2017

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	101 Mimosa Rd CARNEGIE 3163	\$1,550,000	23/09/2017
2	17 Winton Rd MALVERN EAST 3145	\$1,465,000	29/04/2017
3	15 Leopold St GLEN IRIS 3146	\$1,405,000	01/09/2017

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.



3 2.5 2

Rooms:
Property Type: House
Land Size: 458 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,400,000 - \$1,500,000
Median House Price
 Year ending June 2017: \$1,921,000

Comparable Properties



101 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

4 2 1

Price: \$1,550,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 378 sqm approx



17 Winton Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$1,465,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 557 sqm approx



15 Leopold St GLEN IRIS 3146 (REI)

Agent Comments

3 1 2

Price: \$1,405,000
Method: Sold Before Auction
Date: 01/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 284 sqm approx