

## 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

1/14 Illowa Street, Malvern East Vic 3145

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$439,000

## Median sale price

Median price \$775,000

House

Unit

X

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	9/35 Rosstown Rd CARNEGIE 3163	\$455,000	22/04/2017
2	10/35 Rosstown Rd CARNEGIE 3163	\$415,000	18/04/2017
3	24/997 Dandenong Rd MALVERN EAST 3145	\$400,000	29/11/2016

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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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$439,000

**Median Unit Price**  
Year ending June 2017: \$775,000

## Comparable Properties



**9/35 Rosstown Rd CARNEGIE 3163 (VG)**

**Agent Comments**

1 - -

**Price:** \$455,000  
**Method:** Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**10/35 Rosstown Rd CARNEGIE 3163 (VG)**

**Agent Comments**

1 - -

**Price:** \$415,000  
**Method:** Sale  
**Date:** 18/04/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**24/997 Dandenong Rd MALVERN EAST 3145 (VG)**

**Agent Comments**

1 - -

**Price:** \$400,000  
**Method:** Sale  
**Date:** 29/11/2016  
**Rooms:** -  
**Property Type:** Strata Unit/Flat