

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

3/19 Fisher Street, Malvern East Vic 3145

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$573,000

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	7/58 Coorigil Rd CARNEGIE 3163	\$548,000	29/10/2016
2	1/3 Steele St MALVERN EAST 3145	\$536,000	24/09/2016
3	3/13 Emily St CARNEGIE 3163	\$510,000	04/03/2017

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.



2
 1
 1

Rooms:
Property Type:
 Agent Comments

Indicative Selling Price

\$573,000

Median Unit Price

Year ending June 2017: \$775,000

Comparable Properties



7/58 Coorigil Rd CARNEGIE 3163 (REI)

Agent Comments

2
 1
 1

Price: \$548,000
Method: Auction Sale
Date: 29/10/2016
Rooms: 3
Property Type: Unit



1/3 Steele St MALVERN EAST 3145 (REI)

Agent Comments

2
 1
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Price: \$536,000
Method: Auction Sale
Date: 24/09/2016
Rooms: 3
Property Type: Apartment



3/13 Emily St CARNEGIE 3163 (REI)

Agent Comments

2
 1
 1

Price: \$510,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 4
Property Type: Apartment