

# 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

54 Beaver 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)

Range between \$2,410,000

&

\$2,650,000

### Median sale price

Median price \$2,015,000

Property Type House

Suburb Malvern East

Period - From 01/04/2020

to

30/06/2020

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	40 Alice St MALVERN 3144	\$2,400,000	09/05/2020
2	32 Albert St MALVERN EAST 3145	\$2,500,000	20/06/2020
3	13 Nyora St MALVERN EAST 3145	\$2,780,000	14/05/2020

**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:

28/09/2020 16:07

54 Beaver Street, Malvern East Vic 3145

Andrew James

03 9509 0411

0411 420 788

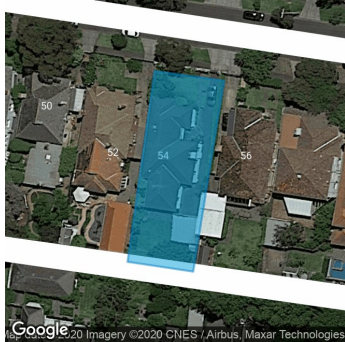
andrew.james@belleproperty.com

**Indicative Selling Price**

\$2,410,000 - \$2,650,000

**Median House Price**

June quarter 2020: \$2,015,000



3 2 3

**Property Type:** House

**Land Size:** 674.648 sqm approx

Agent Comments

## Comparable Properties



**40 Alice St MALVERN 3144 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,400,000

**Method:** Private Sale

**Date:** 09/05/2020

**Property Type:** House (Res)

**Land Size:** 584 sqm approx



**32 Albert St MALVERN EAST 3145 (VG)**

Agent Comments

3 - -

**Price:** \$2,500,000

**Method:** Sale

**Date:** 20/06/2020

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

**13 Nyora St MALVERN EAST 3145 (VG)**

Agent Comments

3 - -

**Price:** \$2,780,000

**Method:** Sale

**Date:** 14/05/2020

**Property Type:** House (Res)

**Land Size:** 504 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525