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

1c Nyora Street, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,737,500	Pro	operty Type	Hou	ISE		Suburb	Malvern East
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	5/107 Darling Rd MALVERN EAST 3145	\$1,660,000	23/07/2020
2	6/107 Darling Rd MALVERN EAST 3145	\$1,550,000	17/07/2020
3	304/1565 Malvern Rd GLEN IRIS 3146	\$1,525,000	27/10/2020

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:

13/11/2020 14:12





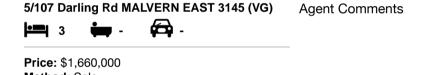




Rooms: 6 Property Type: Strata Unit/Flat Land Size: 448 sqm approx Agent Comments

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price September quarter 2020: \$1,737,500

Comparable Properties



Method: Sale Date: 23/07/2020 Property Type: Strata Unit/Flat

6/107 Darling Rd MALVERN EAST 3145 (VG)

Agent Comments



Price: \$1,550,000 Method: Sale Date: 17/07/2020 Property Type: Strata Unit/Flat

304/1565 Malvern Rd GLEN IRIS 3146 (REI)

3 3

Agent Comments



Price: \$1,525,000 Method: Private Sale Date: 27/10/2020 Property Type: Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.