

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 consumer.vic.gov.au/underquoting

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$1,737,500

Property Type House

Suburb Malvern East

Period - From 01/07/2020

to

30/09/2020

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	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



3 2 2

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

5/107 Darling Rd MALVERN EAST 3145 (VG)

Agent Comments

3 - -

Price: \$1,660,000

Method: Sale

Date: 23/07/2020

Property Type: Strata Unit/Flat

6/107 Darling Rd MALVERN EAST 3145 (VG)

Agent Comments

3 - -

Price: \$1,550,000

Method: Sale

Date: 17/07/2020

Property Type: Strata Unit/Flat

304/1565 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 3

Price: \$1,525,000

Method: Private Sale

Date: 27/10/2020

Property Type: Apartment