

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

33 Allenby Avenue, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,900,000

&

\$2,090,000

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	371 Waverley Rd MALVERN EAST 3145	\$2,105,000	23/05/2020
2	17 Wattle Gr MALVERN EAST 3145	\$2,085,000	10/08/2020
3	20 Darling Rd MALVERN EAST 3145	\$1,915,000	27/06/2020

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:

11/10/2020 12:05



 5  3  2

Property Type: House (Res)

Land Size: 783 sqm approx

Agent Comments

5 bedroom or 4 with substantial home office

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

September quarter 2020: \$1,737,500

Comparable Properties



371 Waverley Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,105,000

Method: Auction Sale

Date: 23/05/2020

Property Type: House (Res)

Land Size: 728 sqm approx



17 Wattle Gr MALVERN EAST 3145 (REI)

Agent Comments

 4  2  2

Price: \$2,085,000

Method: Private Sale

Date: 10/08/2020

Property Type: House (Res)



20 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments

 4  2  3

Price: \$1,915,000

Method: Auction Sale

Date: 27/06/2020

Property Type: House (Res)

Land Size: 747 sqm approx