Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/9 Ascot Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$380,000		&		\$410,000			
Median sale pi	rice							
Median price	\$660,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/10/2020	to	31/12/2020		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	310/14 Elizabeth St MALVERN 3144	\$400,000	10/02/2021
2	405/14 Elizabeth St MALVERN 3144	\$399,000	15/01/2021
3	7/9 Ascot St MALVERN 3144	\$391,500	16/12/2020

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:

17/02/2021 17:58









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$380,000 - \$410,000 Median Unit Price December quarter 2020: \$660,000

Comparable Properties



310/14 Elizabeth St MALVERN 3144 (REI)



Price: \$400,000 Method: Private Sale Date: 10/02/2021 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$399,000 Method: Private Sale Date: 15/01/2021 Property Type: Apartment

1

7/9 Ascot St MALVERN 3144 (REI/VG)

405/14 Elizabeth St MALVERN 3144 (REI)

1



Agent Comments

Price: \$391,500 Method: Auction Sale Date: 16/12/2020 Property Type: Apartment

Account - Little Real Estate | P: 07 3037 0255



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.