

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

4 Acre Place, Malvern Vic 3144

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$2,850,000

Property Type House

Suburb Malvern

Period - From 01/04/2020

to 31/03/2021

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	3 Cummins Gr MALVERN 3144	\$1,130,000	27/02/2021
2			
3			

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:

06/05/2021 10:31

4 Acre Place, Malvern Vic 3144

Andrew James

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2021: \$2,850,000



Property Type: House

Agent Comments

Comparable Properties



3 Cummins Gr MALVERN 3144 (REI/VG)

Agent Comments



Price: \$1,130,000

Method: Auction Sale

Date: 27/02/2021

Property Type: House (Res)

Land Size: 176 sqm approx

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.

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