

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

20 Durward Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,300,000

&

\$2,390,000

Median sale price

Median price \$2,015,000

Property Type House

Suburb Malvern East

Period - From 01/04/2020

to 30/06/2020

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	52 Boston Av MALVERN EAST 3145	\$2,595,000	01/07/2020
2	1 Bruce St MALVERN EAST 3145	\$2,300,000	15/06/2020
3	5 Tarakan Av ASHBURTON 3147	\$2,228,000	01/07/2020

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:

28/07/2020 16:23

20 Durward Road, Malvern East Vic 3145

Tony Doh
9818 1888
0419 316 676
tdoh@hockingstuart.com.au

Indicative Selling Price

\$2,300,000 - \$2,390,000

Median House Price

June quarter 2020: \$2,015,000



5 5 2

Property Type: House

Land Size: 725 sqm approx

Agent Comments

Comparable Properties



52 Boston Av MALVERN EAST 3145 (REI)

Agent Comments

6 3 2

Price: \$2,595,000

Method: Private Sale

Date: 01/07/2020

Property Type: House

Land Size: 762 sqm approx



1 Bruce St MALVERN EAST 3145 (REI)

Agent Comments

4 3 6

Price: \$2,300,000

Method: Private Sale

Date: 15/06/2020

Rooms: 11

Property Type: House



5 Tarakan Av ASHBURTON 3147 (REI)

Agent Comments

5 3 4

Price: \$2,228,000

Method: Private Sale

Date: 01/07/2020

Property Type: House