## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

20 Durward Road, Malvern East Vic 3145

#### Indicative selling price

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

Range between \$2,300,00	00 &	\$2,390,000
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### Median sale price

Median price	\$2,015,000	Pro	perty 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

Add	dress 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 comparableproperties 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
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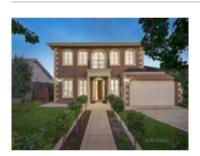
**Indicative Selling Price** \$2,300,000 - \$2,390,000 **Median House Price** June quarter 2020: \$2,015,000





Property Type: House Land Size: 725 sqm approx **Agent Comments** 

# Comparable Properties



52 Boston Av MALVERN EAST 3145 (REI)





Price: \$2,595,000 Method: Private Sale Date: 01/07/2020 Property Type: House Land Size: 762 sqm approx **Agent Comments** 



1 Bruce St MALVERN EAST 3145 (REI)







Price: \$2,300,000 Method: Private Sale Date: 15/06/2020 Rooms: 11

Property Type: House

Agent Comments



5 Tarakan Av ASHBURTON 3147 (REI)

**--** 5





Price: \$2,228,000 Method: Private Sale Date: 01/07/2020 Property Type: House Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888



