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	8a Sycamore Street, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,250,000	&	\$1,350,000
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Median sale price

Median price	\$1,880,000	Pro	perty Type	House		Suburb	Malvern East
Period - From	01/01/2020	to	31/03/2020		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

Address of comparable property		Price	Date of sale
1	216 Neerim Rd CARNEGIE 3163	\$1,352,000	20/02/2020
2	254 Waverley Rd MALVERN EAST 3145	\$1,350,000	06/04/2020
3	1904 Malvern Rd MALVERN EAST 3145	\$1,260,000	07/04/2020

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.

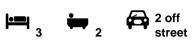
This Statement of Information was prepared on:	16/06/2020 08:34



RT Edgar

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Indicative Selling Price \$1,250,000 - \$1,350,000 **Median House Price** March quarter 2020: \$1,880,000



Rooms: study

Property Type: Strata Unit/Flat Land Size: 303 (plus driveway)

sqm approx

Agent Comments



Comparable Properties



216 Neerim Rd CARNEGIE 3163 (REI/VG)

Price: \$1,352,000

Method: Sold Before Auction

Date: 20/02/2020 Rooms: 5

Property Type: House Land Size: 370 sqm approx **Agent Comments**

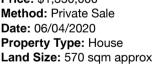


254 Waverley Rd MALVERN EAST 3145

(REI/VG)

Price: \$1,350,000 Method: Private Sale Date: 06/04/2020 Property Type: House Agent Comments

Main Road





1904 Malvern Rd MALVERN EAST 3145 (REI)

Price: \$1,260,000 Method: Private Sale Date: 07/04/2020

Property Type: House (Res) Land Size: 488 sqm approx **Agent Comments**

Main Road

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