

# 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

8a Sycamore Street, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000

&

\$1,350,000

### Median sale price

Median price \$1,880,000

Property 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	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 comparable properties 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



 3  2  2 off street

**Rooms:** study

**Property Type:** Strata Unit/Flat

**Land Size:** 303 (plus driveway)  
sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

March quarter 2020: \$1,880,000

## Comparable Properties



216 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

 3  1  1

**Price:** \$1,352,000

**Method:** Sold Before Auction

**Date:** 20/02/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 370 sqm approx



254 Waverley Rd MALVERN EAST 3145  
(REI/VG)

Agent Comments

Main Road

 3  1  2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 06/04/2020

**Property Type:** House

**Land Size:** 570 sqm approx



1904 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

Main Road

 3  1  2

**Price:** \$1,260,000

**Method:** Private Sale

**Date:** 07/04/2020

**Property Type:** House (Res)

**Land Size:** 488 sqm approx