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

12 Belgrave Road, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betwee	\$1,200,000		&		\$1,320,000			
Median sale p	rice							
Median price	\$1,760,000	Pro	operty Type	Hou	se		Suburb	Malvern East
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	26 Millewa Av MALVERN EAST 3145	\$1,468,000	06/04/2019
2	77 Repton Rd MALVERN EAST 3145	\$1,300,000	01/04/2019
3	28 Midlothian St MALVERN EAST 3145	\$1,237,000	14/09/2019

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:

30/09/2019 13:08







Property Type: Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price Year ending June 2019: \$1,760,000

Comparable Properties



26 Millewa Av MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$1,468,000 Method: Auction Sale Date: 06/04/2019 Property Type: House (Res) Land Size: 698 sqm approx



77 Repton Rd MALVERN EAST 3145 (REI)

Price: \$1,300,000 Method: Private Sale Date: 01/04/2019 Property Type: House (Res) Land Size: 572 sqm approx



28 Midlothian St MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,237,000 Method: Auction Sale Date: 14/09/2019 Rooms: 4 Property Type: House (Res)

Account - The Agency Hawthorn | P: 03 8578 0399



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments