

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

15 Tennyson Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,700,000

Median sale price

Median price \$1,937,500

House

X

Unit

Suburb

Malvern East

Period - From 01/04/2018

to

30/06/2018

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	23 Macgregor St MALVERN EAST 3145	\$1,850,000	28/04/2018
2	32 Oak Gr MALVERN EAST 3145	\$1,787,500	20/07/2018
3	16 Forster Av MALVERN EAST 3145	\$1,750,000	18/09/2018

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.



 3 or 4  2  2

Rooms: 6

Property Type: House

Land Size: 424.114 sqm approx

Agent Comments

Impressive period family home in a brilliant location withing walking distance of trams, cafes and local primary schools.

Comparable Properties



23 Macgregor St MALVERN EAST 3145 (REI)

Agent Comments

 3  1  2

Price: \$1,850,000

Method: Auction Sale

Date: 28/04/2018

Rooms: -

Property Type: House (Res)



32 Oak Gr MALVERN EAST 3145 (REI)

Agent Comments

 3  2  1

Price: \$1,787,500

Method: Private Sale

Date: 20/07/2018

Rooms: -

Property Type: House

Land Size: 308 sqm approx



16 Forster Av MALVERN EAST 3145 (REI)

Agent Comments

 4  2  2

Price: \$1,750,000

Method: Private Sale

Date: 18/09/2018

Rooms: -

Property Type: House

Land Size: 605 sqm approx