

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

3/31 Claremont Avenue, Malvern Vic 3144

Indicative selling price

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

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$667,500

Property Type

Unit

Suburb

Malvern

Period - From

01/07/2018

to

30/06/2019

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	1/10 Coppin St MALVERN EAST 3145	\$660,000	06/07/2019
2	9/47 Denbigh Rd ARMADALE 3143	\$691,000	14/04/2019
3	1/8 Gordon Gr MALVERN 3144	\$700,000	30/05/2019

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:

17/09/2019 15:19

3/31 Claremont Avenue, Malvern Vic 3144

hockingstuart

Lauchlan Waterfield

03 9509 0411

0422 290 489

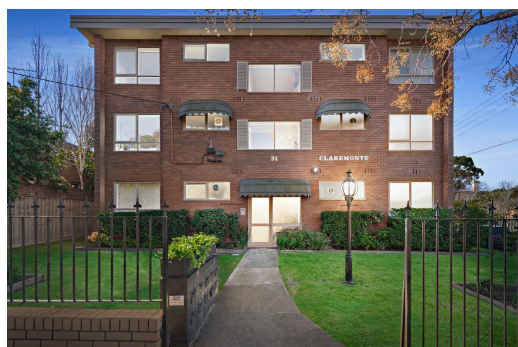
lwaterfield@hockingstuart.com.au

Indicative Selling Price

\$650,000 - \$690,000

Median Unit Price

Year ending June 2019: \$667,500



2 1 1

Property Type: Apartment/Unit

Agent Comments

Comparable Properties



1/10 Coppin St MALVERN EAST 3145 (REI)

Agent Comments

2 1 1

Price: \$660,000

Method: Auction Sale

Date: 06/07/2019

Property Type: Apartment



9/47 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$691,000

Method: Auction Sale

Date: 14/04/2019

Rooms: 3

Property Type: Apartment



1/8 Gordon Gr MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 30/05/2019

Property Type: Apartment

Land Size: 710 sqm approx

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525



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.