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

21 Nirvana Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between | $2,300,000 | & | $2,500,000

Median sale price

| Median price | $1,862,500 | Property Type | House | Suburb | Malvern East |

| Period - From | 01/10/2019 | to | 30/09/2020 | 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	52 Boston Av MALVERN EAST 3145	$2,595,000	01/07/2020
2	50 Macgregor St MALVERN EAST 3145	$2,560,000	09/06/2020
3	32 Albert St MALVERN EAST 3145	$2,500,000	20/06/2020

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: | 14/10/2020 16:53

CONSUMER AFFAIRS VICTORIA

hockingstuart | belle PROPERTY

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Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
Year ending September 2020: $1,862,500

🛏 4   🛁 3   🚗 2

Rooms: 8
Property Type: House
Land Size: 656 sqm approx

Agent Comments

Comparable Properties

52 Boston Av MALVERN EAST 3145 (REI/VG)

🛏 6   🛁 3   🚗 2

Price: $2,595,000
Method: Private Sale
Date: 01/07/2020
Property Type: House
Land Size: 762 sqm approx

Agent Comments

50 Macgregor St MALVERN EAST 3145 (REI)

🛏 4   🛁 2   🚗 2

Price: $2,560,000
Method: Private Sale
Date: 09/06/2020
Property Type: House

Agent Comments

32 Albert St MALVERN EAST 3145 (VG)

🛏 3   🛁 -   🚗 -

Price: $2,500,000
Method: Sale
Date: 20/06/2020
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Account - Belle Property Glen Iris | P: 03 98181888

REIV   propertydata.com.au