

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

2/14 Mountfield Avenue Malvern East VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$654,750

Property type

Unit

Suburb

Malvern East

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

1/736-738 Warrigal Road Malvern East VIC 3145	\$691,000	12-Oct-19
2/9 Carrum Street Malvern East VIC 3145	\$724,000	19-Oct-19

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 6 months.

This Statement of Information was prepared on: 01 November 2019

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1/736-738 Warrigal Road Malvern East VIC 3145

Sold Price

^{RS}

\$691,000

Sold Date

12-Oct-19

 2

 1

 1

Distance

1.01km



2/9 Carrum Street Malvern East VIC 3145

Sold Price

\$724,000

Sold Date

19-Oct-19

 2

 1

 2

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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