

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 108/14 Illowa Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$410,000

Median sale price

Median price \$681,250 House Unit X Suburb Malvern East

Period - From 01/01/2018 to 31/03/2018 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	G03/14 Illowa St MALVERN EAST 3145	\$425,000	17/02/2018
2	405/2a Clarence St MALVERN EAST 3145	\$379,000	28/02/2018
3	407/839 Dandenong Rd MALVERN EAST 3145	\$359,000	20/12/2017

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$410,000

Median Unit Price
March quarter 2018: \$681,250

Comparable Properties



G03/14 Illowa St MALVERN EAST 3145 (REI) **Agent Comments**

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Price: \$425,000
Method: Auction Sale
Date: 17/02/2018
Rooms: 3
Property Type: Apartment



405/2a Clarence St MALVERN EAST 3145 (VG) **Agent Comments**

1 - -

Price: \$379,000
Method: Sale
Date: 28/02/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



407/839 Dandenong Rd MALVERN EAST 3145 (REI) **Agent Comments**

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Price: \$359,000
Method: Private Sale
Date: 20/12/2017
Rooms: 3
Property Type: Apartment