

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 4/50 Tennyson Street, Malvern East VIC 3145

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$510,000 Property type Unit Suburb Malvern East

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales

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 Tooronga Road, Malvern East	\$620,000	28/10/2023
3/1129 Dandenong Road, Malvern East	\$612,000	28/10/2023
3/21 Belmont Avenue, Glen Iris	\$640,000	07/10/2023

This Statement of Information was prepared on: 30 October 2023