## 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

1/1887 Malvern Road, Malvern East Vic 3145

#### Indicative selling price

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For the meaning	of thie	nrica caa	consumer.vic.gov.au	underguoting
		price see	consumer.vic.gov.au	/ under quoting

Single price \$620,000

#### Median sale price

Median price	\$651,500	Pro	perty Type Unit	t	Suburb	Malvern East
Period - From	01/07/2020	to	30/09/2020	Sour	rce 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.

Add	dress of comparable property	Price	Date of sale
1	3/34 Edgar St GLEN IRIS 3146	\$617,000	10/12/2020
2	6/1417 High St GLEN IRIS 3146	\$610,000	07/12/2020
3	2/37-39 Fisher St MALVERN EAST 3145	\$590,000	13/08/2020

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:

18/12/2020 09:32









**Property Type:** Apartment **Land Size:** 85.36 sqm approx Agent Comments Jay Price 9818 1888 0478 106 669 jprice@hockingstuart.com.au

Indicative Selling Price \$620,000 Median Unit Price September quarter 2020: \$651,500

# **Comparable Properties**



3/34 Edgar St GLEN IRIS 3146 (REI)

6/1417 High St GLEN IRIS 3146 (REI)

**1** 1



Price: \$617,000 Method: Sold Before Auction Date: 10/12/2020 Property Type: Apartment Agent Comments

Agent Comments



Price: \$610,000 Method: Private Sale Date: 07/12/2020

Property Type: Apartment

2

(REI/VG)

2/37-39 Fisher St MALVERN EAST 3145

Agent Comments



Price: \$590,000 Method: Auction Sale Date: 13/08/2020 Property Type: Apartment

Account - Belle Property Glen Iris | P: 03 98181888



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.