

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$620,000

### Median sale price

Median price

\$651,500

Property Type

Unit

Suburb

Malvern East

Period - From

01/07/2020

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	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

1/1887 Malvern Road, Malvern East Vic 3145

Jay Price  
9818 1888  
0478 106 669  
jprice@hockingstuart.com.au

**Indicative Selling Price**  
\$620,000

**Median Unit Price**  
September quarter 2020: \$651,500



2 1 1

**Property Type:** Apartment  
**Land Size:** 85.36 sqm approx  
**Agent Comments**

## Comparable Properties



3/34 Edgar St GLEN IRIS 3146 (REI)

**Agent Comments**

2 1 1

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



6/1417 High St GLEN IRIS 3146 (REI)

**Agent Comments**

2 1 1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 07/12/2020  
**Property Type:** Apartment



2/37-39 Fisher St MALVERN EAST 3145  
(REI/VG)

**Agent Comments**

2 1 1

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

**Account** - Belle Property Glen Iris | P: 03 98181888