

# 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

1/20 Baker Street, 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)

Range between \$1,300,000

&

\$1,400,000

### Median sale price

Median price \$660,000

Property Type Unit

Suburb Malvern East

Period - From 01/10/2020

to 31/12/2020

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	10 Laurel St ASHBURTON 3147	\$1,472,000	09/10/2020
2	1a Clifford Cl ASHBURTON 3147	\$1,420,000	16/12/2020
3	3/48 Karnak Rd ASHBURTON 3147	\$1,325,000	20/02/2021

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:

24/02/2021 11:08

1/20 Baker Street, Malvern East Vic 3145

Tony Doh  
9818 1888  
0419 316 676  
tdoh@hockingstuart.com.au



3 2 2

**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median Unit Price**  
December quarter 2020: \$660,000

## Comparable Properties



**10 Laurel St ASHBURTON 3147 (VG)**

**Agent Comments**

4 - -

**Price:** \$1,472,000  
**Method:** Sale  
**Date:** 09/10/2020  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 293 sqm approx



**1a Clifford Ct ASHBURTON 3147 (REI)**

**Agent Comments**

3 2 1

**Price:** \$1,420,000  
**Method:** Sold Before Auction  
**Date:** 16/12/2020  
**Property Type:** Townhouse (Res)



**3/48 Karnak Rd ASHBURTON 3147 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,325,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** Unit

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