

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

2 Sydare Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price

\$2,245,000

Median sale price

Median price

\$2,067,000

Property Type

House

Suburb

Malvern East

Period - From

01/10/2020

to

30/09/2021

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	35 Fisher St MALVERN EAST 3145	\$2,115,000	15/05/2021
2	168 Ashburn Gr ASHBURTON 3147	\$2,050,000	09/10/2021
3			

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:

13/11/2021 16:53

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Indicative Selling Price

\$2,245,000

Median House Price

Year ending September 2021: \$2,067,000



3 1 2

Property Type: House

Land Size: 863 sqm approx

Agent Comments

Comparable Properties



35 Fisher St MALVERN EAST 3145 (REI/VG)

Agent Comments

3 3 3

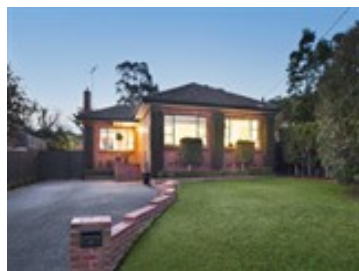
Price: \$2,115,000

Method: Auction Sale

Date: 15/05/2021

Property Type: House (Res)

Land Size: 720 sqm approx



168 Ashburn Gr ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$2,050,000

Method: Sold After Auction

Date: 09/10/2021

Property Type: House (Res)

Land Size: 821 sqm approx

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.

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525