

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

29 Macgregor Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,895,000 House X Unit Suburb Malvern East

Period - From 01/10/2016 to 30/09/2017 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 7 Nyora St MALVERN EAST 3145	\$2,265,000	03/06/2017
2 4 Ryburne Av ASHBURTON 3147	\$2,080,000	20/05/2017
3 36 Ferncroft Av MALVERN EAST 3145	\$2,038,000	10/10/2017

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.



3 1 2

Rooms:
Property Type: House (Res)
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
Year ending September 2017: \$1,895,000

Comparable Properties



7 Nyora St MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$2,265,000
Method: Auction Sale
Date: 03/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 503 sqm approx



4 Ryburne Av ASHBURTON 3147 (REI/VG)

Agent Comments

4 1 1

Price: \$2,080,000
Method: Private Sale
Date: 20/05/2017
Rooms: 7
Property Type: House (Res)
Land Size: 815 sqm approx



36 Ferncroft Av MALVERN EAST 3145 (VG)

Agent Comments

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Price: \$2,038,000
Method: Sale
Date: 10/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 624 sqm approx