Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/42 Winter Street, Malvern Vic 3144

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|-------|--------|---------|
| Range betweer | \$499,000 | | & | | \$539,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$690,000 | Pro | operty Type | Unit | | | Suburb | Malvern |
| Period - From | 01/01/2020 | to | 31/12/2020 | | So | ource | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ade | dress of comparable property | Price | Date of sale |
|-----|-------------------------------|-----------|--------------|
| 1 | 112/881 High St ARMADALE 3143 | \$515,000 | 12/02/2021 |
| 2 | | | |
| 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:

15/04/2021 16:03



4/42 Winter Street, Malvern Vic 3144



Ari Levin



Rooms: 3 Property Type: Apartment Land Size: 56 sqm approx Agent Comments 9573 6100 0407 412 142 arilevin@jelliscraig.com.au Indicative Selling Price

\$499,000 - \$539,000 **Median Unit Price** Year ending December 2020: \$690,000

Comparable Properties



112/881 High St ARMADALE 3143 (REI/VG)



Price: \$515,000 Method: Private Sale Date: 12/02/2021 Property Type: Apartment Agent Comments

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 - Jellis Craig | P: 03 9593 4500





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.