

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 Berrima Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price

\$2,180,000

Median sale price

Median price

\$1,860,000

Property Type

House

Suburb

Malvern East

Period - From

01/04/2019

to

30/06/2019

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	12 Donald St ASHBURTON 3147	\$2,205,000	21/09/2019
2	23 Oak Gr MALVERN EAST 3145	\$2,200,000	23/09/2019
3	23 Tennyson St MALVERN EAST 3145	\$2,000,000	12/10/2019

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:

19/10/2019 11:50



Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 437 sqm approx

Agent Comments

Comparable Properties



12 Donald St ASHBURTON 3147 (REI)

Agent Comments



Price: \$2,205,000

Method: Auction Sale

Date: 21/09/2019

Property Type: House (Res)



23 Oak Gr MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,200,000

Method: Private Sale

Date: 23/09/2019

Property Type: House



23 Tennyson St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,000,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)