

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

8/29 Hunter Street, Malvern Vic 3144

Indicative selling price

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

Single price \$459,000

Median sale price

Median price \$683,000

House

Unit

X

Suburb

Malvern

Period - From 01/10/2018

to

31/12/2018

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	1/27 St Georges Rd ARMADALE 3143	\$495,000	04/10/2018
2	9/1 Duncraig Av ARMADALE 3143	\$475,000	30/10/2018
3	17/1 Duncraig Av ARMADALE 3143	\$465,000	13/01/2019

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.



2 1 1

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/27 St Georges Rd ARMADALE 3143 (REI/VG) Agent Comments

2 1 1

Price: \$495,000

Method: Private Sale

Date: 04/10/2018

Rooms: -

Property Type: Apartment

Land Size: 1119 sqm approx



9/1 Duncraig Av ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$475,000

Method: Sold After Auction

Date: 30/10/2018

Rooms: -

Property Type: Apartment

Land Size: 2511 sqm approx



17/1 Duncraig Av ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 13/01/2019

Rooms: -

Property Type: Apartment