

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

6/3 Acre Place, Malvern Vic 3144

Indicative selling price

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

Single price \$625,000

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	10/41 Kooyong Rd ARMADALE 3143	\$650,000	23/02/2019
2	2/637 Orrong Rd TOORAK 3142	\$633,000	02/03/2019
3	11/3-5 Acre PI MALVERN 3144	\$630,000	12/10/2018

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.



Rooms:
Property Type: House
 Agent Comments

Indicative Selling Price
 \$625,000
Median Unit Price
 December quarter 2018: \$683,000

Comparable Properties



10/41 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 23/02/2019
Rooms: 3
Property Type: Apartment



2/637 Orrong Rd TOORAK 3142 (REI)

Agent Comments



Price: \$633,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: Apartment



11/3-5 Acre PI MALVERN 3144 (REI/VG)

Agent Comments



Price: \$630,000
Method: Sold Before Auction
Date: 12/10/2018
Rooms: 4
Property Type: Apartment