

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

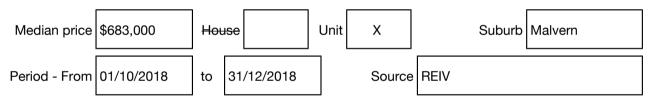
6/3 Acre Place, Malvern Vic 3144

Indicative selling price

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

Single price \$625,000

Median sale price



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.

Account - Little Real Estate | P: 03 8809 5585 | F: 03 8809 5660

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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.









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)



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

2/637 Orrong Rd TOORAK 3142 (REI)

Agent Comments

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

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propertydata

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