

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

5/14 Tollington Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Malvern East

Period - From 01/07/2019 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

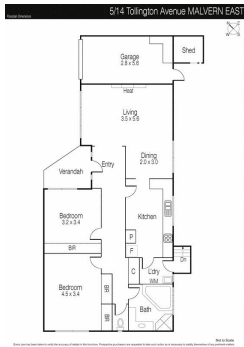
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/16 Dundonald Av MALVERN EAST 3145	\$840,000	12/10/2019
2	4/18 Peace St GLEN IRIS 3146	\$827,000	03/08/2019
3	1/22 Johnstone St MALVERN 3144	\$811,999	12/08/2019

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: 12/11/2019 13:57



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



3/16 Dundonald Av MALVERN EAST 3145 (REI) Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 12/10/2019

Property Type: Unit



4/18 Peace St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$827,000

Method: Auction Sale

Date: 03/08/2019

Property Type: Unit



1/22 Johnstone St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$811,999

Method: Sold Before Auction

Date: 12/08/2019

Property Type: Unit