Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5/14 Tollington Avenue, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$800,000		&		\$850,000					
Median sale p	rice									
Median price	\$655,000	Pro	operty Type	Unit			Suburb	Malvern East		
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ad	dress 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



5/14 Tollington Avenue, Malvern East Vic 3145

hockingstuart





Property Type: Strata Unit/Flat Agent Comments

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Indicative Selling Price \$800,000 - \$850,000 Median Unit Price September quarter 2019: \$655,000

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)



Price: \$827,000 Method: Auction Sale Date: 03/08/2019 Property Type: Unit

2

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

Agent Comments

Agent Comments



Price: \$811,999 Method: Sold Before Auction Date: 12/08/2019 Property Type: Unit

Account - hockingstuart | P: 03 98181888



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.