

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

105/2053-2055 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$570,000

&

\$615,000

Median sale price

Median price \$748,500

Property Type Unit

Suburb Malvern East

Period - From 01/01/2022

to 31/03/2022

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	109/2055 Malvern Rd MALVERN EAST 3145	\$605,000	19/01/2022
2	108/2053-2055 Malvern Rd MALVERN EAST 3145	\$605,000	19/01/2022
3			

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:

03/05/2022 12:27



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$570,000 - \$615,000

Median Unit Price

March quarter 2022: \$748,500

Comparable Properties

109/2055 Malvern Rd MALVERN EAST 3145 (VG)

Agent Comments



Price: \$605,000

Method: Sale

Date: 19/01/2022

Property Type: Strata Unit/Flat



108/2053-2055 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$605,000

Method: Private Sale

Date: 19/01/2022

Property Type: Apartment

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.