

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

1/6-8 Tollington Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$880,000

&

\$930,000

Median sale price

Median price \$705,000

Property Type Unit

Suburb Malvern East

Period - From 01/01/2020

to 31/12/2020

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	1/146 Glen Iris Rd GLEN IRIS 3146	\$1,000,000	02/10/2020
2	1/84 Claremont Av MALVERN 3144	\$911,000	19/12/2020
3	1/1 Belmont Av GLEN IRIS 3146	\$895,000	09/12/2020

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:

01/03/2021 14:18

1/6-8 Tollington Avenue, Malvern East Vic 3145

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



2 1 1

Rooms: 4
Property Type: Villa Unit
Agent Comments

Indicative Selling Price
\$880,000 - \$930,000
Median Unit Price
Year ending December 2020: \$705,000

Comparable Properties



1/146 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 2 2

Price: \$1,000,000
Method: Private Sale
Date: 02/10/2020
Property Type: Unit



1/84 Claremont Av MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$911,000
Method: Auction Sale
Date: 19/12/2020
Property Type: Unit



1/1 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$895,000
Method: Private Sale
Date: 09/12/2020
Property Type: Unit

Account - Belle Property Glen Iris | P: 03 98181888