

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

101/8 Gordon Grove, Malvern Vic 3144

Indicative selling price

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

Range between \$580,000

&

\$638,000

Median sale price

Median price \$667,500

House

Unit

X

Suburb

Malvern

Period - From 01/07/2018

to

30/06/2019

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	1/8 Gordon Gr MALVERN 3144	\$700,000	30/05/2019
2	2/240 Wattletree Rd MALVERN 3144	\$610,000	27/04/2019
3	2/172 Wattletree Rd MALVERN 3144	\$580,000	22/06/2019

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.



2 1 1

Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



1/8 Gordon Gr MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$700,000

Method: Auction Sale

Date: 30/05/2019

Rooms: -

Property Type: Apartment



2/240 Wattletree Rd MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$610,000

Method: Auction Sale

Date: 27/04/2019

Rooms: 3

Property Type: Apartment



2/172 Wattletree Rd MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: Apartment