

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

1/50-52 TENNYSON STREET MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$798,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Jun 2021

to

31 May 2022

Source

Corelogic

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 6 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

205/15 MANCHESTER GROVE GLEN HUNTLY VIC 3163	\$780,000	25-Mar-22
19 VICKERY STREET MALVERN EAST VIC 3145	\$830,000	16-Mar-22
1/1229-1231 GLEN HUNTLY ROAD CARNEGIE VIC 3163	\$950,000	15-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 20 June 2022



205/15 MANCHESTER GROVE GLEN HUNTLY VIC 3163

3 2 2

Sold Price **\$780,000** Sold Date **25-Mar-22**

Distance **1.96km**



19 VICKERY STREET MALVERN EAST VIC 3145

3 1 1

Sold Price **\$830,000** Sold Date **16-Mar-22**

Distance **0.19km**



1/1229-1231 GLEN HUNTLY ROAD CARNEGIE VIC 3163

3 1 2

Sold Price ^{RS} **\$950,000** ^{UN} Sold Date **15-Jun-22**

Distance **1.97km**

RS = Recent sale

UN = Undisclosed Sale

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