

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

2/19 Fisher Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$687,000 Property Type Unit Suburb Malvern East

Period - From 01/10/2019 to 30/09/2020 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	9/247 Neerim Rd CARNEGIE 3163	\$665,000	12/08/2020
2	201/1131 Dandenong Rd MALVERN EAST 3145	\$663,000	10/07/2020
3	101/18 Etna St GLEN HUNTLY 3163	\$656,500	21/06/2020

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:

21/10/2020 11:16

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2 1 1

Rooms: 3
Property Type: Apartment
Land Size: 83 sqm + 34 sqm
courtyard sqm approx

Agent Comments

Impressive ground floor apartment with North facing courtyard offering terrific natural light and spacious living in a most convenient location.

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

Year ending September 2020: \$687,000

Comparable Properties



9/247 Neerim Rd CARNEGIE 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$665,000
Method: Private Sale
Date: 12/08/2020
Rooms: 3
Property Type: Apartment



201/1131 Dandenong Rd MALVERN EAST 3145 (REI/VG) Agent Comments

2 2 1

Price: \$663,000
Method: Private Sale
Date: 10/07/2020
Rooms: 4
Property Type: Apartment



101/18 Etna St GLEN HUNTLY 3163 (REI/VG)

Agent Comments

2 2 1

Price: \$656,500
Method: Private Sale
Date: 21/06/2020
Property Type: Apartment