

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

# Property offered for sale

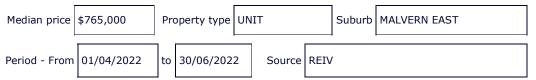
Address	
Including suburb and	G9/60 Belgrave Road, MALVERN EAST VIC 3145
postcode	

# **Indicative selling price**

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

A range between \$650,000 & \$700,000

### Median sale price



## **Comparable property sales**

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 G12/60 Belgrave Road, MALVERN EAST VIC 3145	\$672,500	11/09/2022
2 3/410 Waverley Road, MALVERN EAST VIC 3145	\$720,000	13/08/2022
3 1202/16 Woorayl Street, CARNEGIE VIC 3163	\$690,000	18/09/2022

This Statement of Information was prepared on: 10 October 2022