

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 36 Hunter Street, Malvern, Vic 3144

Indicative selling price

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

Range between \$2,650,000 & \$2,850,000

Median sale price

Median price \$2,420,000 Property type House Suburb Malvern

Period - From 01/04/2019 to 30/06/2019 Source REIV

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
4 Jordan Street, Malvern	\$2,850,000	24/04/2019
19 Ewart Street, Malvern	\$2,867,000	10/08/2019
42 Dixon Street, Malvern	\$2,950,000	11/09/2019

This Statement of Information was prepared on: 21 October 2019