

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

11/3-5 Acre Place, Malvern Vic 3144

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$720,000

House

Unit

X

Suburb Malvern

Period - From 01/07/2017

to

30/06/2018

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	10/50a Wattletree Rd ARMADALE 3143	\$605,000	18/08/2018
2	4/23 Raleigh St MALVERN 3144	\$625,000	24/03/2018
3	15/5 Warner St MALVERN 3144	\$655,000	01/06/2018

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.

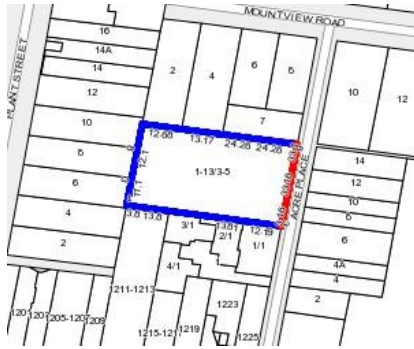
11/3-5 Acre Place, Malvern Vic 3144

hockingstuart

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2 1 1

Rooms:

Property Type: Unit

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

Year ending June 2018: \$720,000

Comparable Properties



10/50a Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$605,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: Apartment



4/23 Raleigh St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit



15/5 Warner St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$655,000

Method: Private Sale

Date: 01/06/2018

Rooms: -

Property Type: Apartment