

## 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<br>Including suburb and<br>postcode | 6/21-23 Ardrie Road, Malvern East Vic 3145 |
|---|--|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |           |   |           |
|---------------|-----------|---|-----------|
| Range between | \$390,000 | & | \$410,000 |
|---------------|-----------|---|-----------|

#### Median sale price

|               |            |       |            |        |      |        |              |
|---------------|------------|-------|------------|--------|------|--------|--------------|
| Median price  | \$645,000  | House |            | Unit   | X    | Suburb | Malvern East |
| Period - From | 01/10/2018 | to    | 31/12/2018 | 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 | 5/33 Toolambool Rd CARNEGIE 3163       | \$412,500 | 30/11/2018   |
| 2 | 3/122 Mimosa Rd CARNEGIE 3163          | \$410,000 | 22/11/2018   |
| 3 | 1/956 Dandenong Rd CAULFIELD EAST 3145 | \$382,500 | 09/02/2019   |

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.



2 1 1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$390,000 - \$410,000  
**Median Unit Price**  
December quarter 2018: \$645,000

## Comparable Properties



**5/33 Toolambool Rd CARNEGIE 3163 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$412,500  
**Method:** Private Sale  
**Date:** 30/11/2018  
**Rooms:** 3  
**Property Type:** Apartment



**3/122 Mimosa Rd CARNEGIE 3163 (REI/VG)** **Agent Comments**

2 1 1

**Price:** \$410,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2018  
**Rooms:** 3  
**Property Type:** Apartment



**1/956 Dandenong Rd CAULFIELD EAST 3145 (REI)** **Agent Comments**

2 1 1

**Price:** \$382,500  
**Method:** Private Sale  
**Date:** 09/02/2019  
**Rooms:** -  
**Property Type:** Apartment