

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 7/10-12 Repton Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$520,000

&

\$550,000

Median sale price

Median price \$872,500

House

Unit

X

Suburb

Malvern East

Period - From 01/04/2017

to

30/06/2017

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	2/81 Koornang Rd CARNEGIE 3163	\$545,000	09/09/2017
2	4/219 Neerim Rd CARNEGIE 3163	\$541,000	22/09/2017
3	405/3 Morton Av CARNEGIE 3163	\$529,500	14/09/2017

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: Unit

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

June quarter 2017: \$872,500

Comparable Properties



2/81 Koornang Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$545,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 3

Property Type: Apartment



4/219 Neerim Rd CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$541,000

Method: Sold Before Auction

Date: 22/09/2017

Rooms: -

Property Type: Apartment



405/3 Morton Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

Price: \$529,500

Method: Private Sale

Date: 14/09/2017

Rooms: 3

Property Type: Apartment