## 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

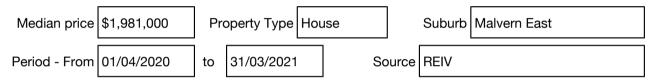
26a Ivanhoe Grove, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For	the meaning	of this	price see	consumer.vic.gov.au/	<sup>/</sup> underquoting
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Single price \$1,450,000

#### Median sale price



#### 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.

Ade	dress of comparable property	Price	Date of sale
1	51 Midlothian St MALVERN EAST 3145	\$1,459,000	30/12/2020
2	2/18 Goode St MALVERN EAST 3145	\$1,450,000	19/02/2021
3	1a Clifford CI ASHBURTON 3147	\$1,420,000	16/12/2020

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.

This Statement of Information was prepared on:

25/04/2021 08:56





Yili Ma





**Property Type:** House (Res) Agent Comments 03 98181888 0412938115 yili.ma@belleproperty.com

Indicative Selling Price \$1,450,000 Median House Price Year ending March 2021: \$1,981,000

# **Comparable Properties**



51 Midlothian St MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,459,000 Method: Private Sale Date: 30/12/2020 Property Type: House



2/18 Goode St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$1,450,000 Method: Private Sale Date: 19/02/2021 Property Type: House



1a Clifford CI ASHBURTON 3147 (REI)



Agent Comments

Price: \$1,420,000 Method: Sold Before Auction Date: 16/12/2020 Property Type: Townhouse (Res)

Account - Belle Property Glen Iris | P: 03 98181888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.