

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 Shaftesbury Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Malvern

Period - From 01/04/2020 to 30/06/2020 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 | 18 Tower PI HAWTHORN EAST 3123 | \$2,806,000 | 13/07/2020 |
| 2 | 74 Sutherland Rd ARMADALE 3143 | \$2,750,000 | 18/05/2020 |
| 3 | 16 Winter St MALVERN 3144 | \$2,500,000 | 09/05/2020 |

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:

02/10/2020 18:34

11 Shaftesbury Avenue, Malvern Vic 3144

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

June quarter 2020: \$2,500,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



18 Tower PI HAWTHORN EAST 3123 (REI)

Agent Comments

4 2 2

Price: \$2,806,000

Method: Private Sale

Date: 13/07/2020

Property Type: House

Land Size: 760 sqm approx



74 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

4 2 1

Price: \$2,750,000

Method: Private Sale

Date: 18/05/2020

Property Type: House



16 Winter St MALVERN 3144 (REI)

Agent Comments

4 3 2

Price: \$2,500,000

Method: Auction Sale

Date: 09/05/2020

Property Type: House (Res)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525