

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

4 Taylor Court, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,650,000

&

\$1,750,000

Median sale price

Median price \$1,756,000

House

X

Unit

Suburb Malvern East

Period - From 01/07/2017

to

30/09/2017

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	1702-1704 Malvern Rd GLEN IRIS 3146	\$1,765,000	23/09/2017
2	15 Virginia Gr MALVERN EAST 3145	\$1,711,000	12/08/2017
3	56 Millewa Av MALVERN EAST 3145	\$1,650,000	29/07/2017

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.



3 1.5 2

Rooms: 8
Property Type: House
Land Size: 759 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median House Price
September quarter 2017: \$1,756,000

Comparable Properties



1702-1704 Malvern Rd GLEN IRIS 3146 (REI) **Agent Comments**

3 1 2

Price: \$1,765,000
Method: Private Sale
Date: 23/09/2017
Rooms: 7
Property Type: House (Res)
Land Size: 707 sqm approx



15 Virginia Gr MALVERN EAST 3145 (REI) **Agent Comments**

4 3 3

Price: \$1,711,000
Method: Private Sale
Date: 12/08/2017
Rooms: 5
Property Type: House
Land Size: 602 sqm approx



56 Millewa Av MALVERN EAST 3145 (REI/VG) **Agent Comments**

2 1 3

Price: \$1,650,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx