

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	1265-1267 Dandenong Road, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,500,000 &	L	\$1,650,000
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Median sale price

Median price	\$1,965,000	Hou	ise X	Unit		Suburb	Malvern East
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

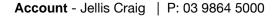
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	31 Webster St MALVERN EAST 3145	\$1,750,000	06/03/2018
2	39 Alma St MALVERN EAST 3145	\$1,675,000	24/02/2018
3	2 Stirling Av MALVERN EAST 3145	\$1,600,000	12/05/2018

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.







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Rooms: 9

Property Type: House (Res) **Land Size:** 737 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2018: \$1,965,000

Comparable Properties



31 Webster St MALVERN EAST 3145 (REI/VG)

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Price: \$1,750,000 **Method:** Private Sale **Date:** 06/03/2018

Rooms: -

Property Type: House (Res) **Land Size:** 837 sqm approx

39 Alma St MALVERN EAST 3145 (REI/VG)

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Price: \$1,675,000 **Method:** Auction Sale **Date:** 24/02/2018

Rooms: -

Property Type: House (Res) **Land Size:** 693 sqm approx

2 Stirling Av MALVERN EAST 3145 (REI)

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Price: \$1,600,000 Method: Private Sale Date: 12/05/2018 Rooms: -

Property Type: House Land Size: 700 sqm approx **Agent Comments**

Agent Comments

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