

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 Findon Street, Malvern East Vic 3145

Indicative selling price

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

Single price

\$1,300,000

Median sale price

Median price

\$1,854,000

 House

X

 Unit

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 Suburb

Malvern East

Period - From

01/07/2017

 to

30/06/2018

 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.

	Address of comparable property	Price	Date of sale
1	2 Deakin St MALVERN EAST 3145	\$1,455,000	03/03/2018
2	3 Repton Rd MALVERN EAST 3145	\$1,430,000	24/03/2018
3	2a Paxton St MALVERN EAST 3145	\$1,330,000	19/05/2018

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.



3
 1
 1

Rooms:
Property Type: House (Res)
Land Size: 320 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000
Median House Price
 Year ending June 2018: \$1,854,000

Comparable Properties



2 Deakin St MALVERN EAST 3145 (REI/VG) [Agent Comments](#)

2
 1
 1

Price: \$1,455,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 293 sqm approx



3 Repton Rd MALVERN EAST 3145 (REI/VG) [Agent Comments](#)

3
 2
 1

Price: \$1,430,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 231 sqm approx



2a Paxton St MALVERN EAST 3145 (REI/VG) [Agent Comments](#)

2
 1
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Price: \$1,330,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 351 sqm approx