

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

1 Ferncroft Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	1600-1602 Malvern Rd GLEN IRIS 3146	\$2,380,000	28/10/2017
2	38 Karnak Rd ASHBURTON 3147	\$2,350,000	28/11/2017
3	70 Martin Rd GLEN IRIS 3146	\$2,320,000	04/09/2017

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 2 2

Rooms:
Property Type: House (Res)
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,530,000
Median House Price
Year ending December 2017: \$1,852,000

Comparable Properties

1600-1602 Malvern Rd GLEN IRIS 3146 (REI) **Agent Comments**

- - -

Price: \$2,380,000
Method: Private Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 780 sqm approx



38 Karnak Rd ASHBURTON 3147 (REI) **Agent Comments**

4 2 2

Price: \$2,350,000
Method: Sold Before Auction
Date: 28/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 696 sqm approx

70 Martin Rd GLEN IRIS 3146 (REI/VG) **Agent Comments**

4 4 2

Price: \$2,320,000
Method: Private Sale
Date: 04/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 740 sqm approx