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

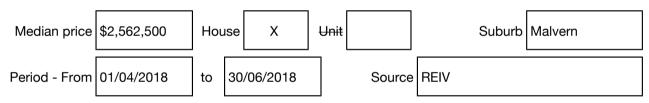
ss 44 victoria St.N, Malvern Vic 3144 nd de

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



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	13 Coppin St MALVERN EAST 3145	\$2,800,000	24/03/2018
2	31 Wheatland Rd MALVERN 3144	\$2,575,000	21/03/2018
3	16 Chanak St MALVERN EAST 3145	\$2,508,888	01/06/2018

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.

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Indicative Selling Price \$2,500,000 - \$2,750,000 Median House Price June quarter 2018: \$2,562,500

Comparable Properties

13 Coppin St MALVERN EAST 3145 (REI/VG) 13 12 13 12 13 12 14 145 (REI/VG) 15 2 15 2 15 145 (REI/VG) 15 145 (REI/VG) 15 145 (REI/VG) 16 140 (REI/VG) 17 140 (REI/VG) 18 140 (REI/VG) 19 140 (REI/VG) 10 140 (REI/VG) 10 140 (REI/VG) 10 140 (REI/VG) 10 140 (REI/VG) 11 140 (REI/VG) 12 140 (REI/VG) 140 (REI/VG) 140 (REI/VG) 140 (REI	Agent Comments
31 Wheatland Rd MALVERN 3144 (REI/VG) 3 2 2 2 Price: \$2,575,000 Method: Sold Before Auction Date: 21/03/2018 Rooms: - Property Type: House (Res) Land Size: 279 sqm approx	Agent Comments
16 Chanak St MALVERN EAST 3145 (REI) 4 3 - Price: \$2,508,888 Method: Private Sale Date: 01/06/2018 Rooms: -	Agent Comments

Property Type: House

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