### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

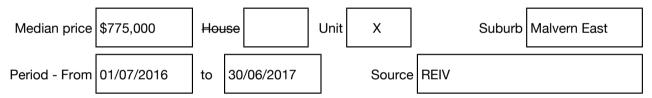
Address 105/5a Winton Road, Malvern East Vic 3145 Including suburb and postcode

#### Indicative selling price

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

Single price \$529,000

#### 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	113/41 Murrumbeena Rd MURRUMBEENA 3163	\$550,000	01/06/2017
2	405/3 Morton Av CARNEGIE 3163	\$529,500	14/09/2017
3	3/1690 Malvern Rd GLEN IRIS 3146	\$504,000	16/09/2017

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.

#### Account - Marshall White One | P: 9822 9999 | F: 03 9824 4897

propertydata

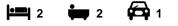
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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: Unit Agent Comments Indicative Selling Price \$529,000 Median Unit Price Year ending June 2017: \$775,000

## **Comparable Properties**



113/41 Murrumbeena Rd MURRUMBEENA 3163 (REI/VG)



Price: \$550,000 Method: Private Sale Date: 01/06/2017 Rooms: 4 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$529,500 Method: Private Sale Date: 14/09/2017 Rooms: 3 Property Type: Apartment

3/1690 Malvern Rd GLEN IRIS 3146 (REI)

**1** 2 **1 1** 

Agent Comments



Price: \$504,000 Method: Auction Sale Date: 16/09/2017 Rooms: 3 Property Type: Apartment

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