

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	105/5a Winton Road, Malvern East Vic 3145
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Indicative selling price

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

Single price

Median sale price

Median price	<input type="text" value="\$775,000"/>	House	<input type="text"/>	Unit	<input type="text" value="X"/>	Suburb	<input type="text" value="Malvern East"/>
Period - From	<input type="text" value="01/07/2016"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	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.



2 2 1

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)

Agent Comments

2 2 1

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



405/3 Morton Av CARNEGIE 3163 (REI)

Agent Comments

2 1 1

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



3/1690 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

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