

## 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

14 Tennyson Street, Malvern East Vic 3145

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,800,000

&amp;

\$2,950,000

## Median sale price

Median price \$2,025,000

House

X

Unit

Suburb Malvern East

Period - From 01/04/2017

to

30/06/2017

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		
3		

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.



5 2 2

**Rooms:** 7

**Property Type:** House/ Land

**Land Size:** 866 approx sqm  
approx

**Agent Comments**

Prime development opportunity in East Malvern in GRZ10 zoning. Alternatively spacious family home on generous allotment.

## Comparable Properties



**1 Estella St GLEN IRIS 3146 (REI)**

**Agent Comments**

4 3 2

**Price:** \$2,920,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 1064 sqm approx



**4 Belson St MALVERN EAST 3145 (REI)**

**Agent Comments**

3 2 3

**Price:** \$2,895,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 665 sqm approx

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.