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

s 14 Tennyson Street, Malvern East Vic 3145 d e

Indicative selling price

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

Range between	\$2,800,000	&	\$2,950,000
Range between	\$2,800,000	č.	\$2,950,000

Median sale price

Median price	\$2,025,000	Hou	ise X	Unit		Suburt	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.

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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.

hockingstuart

sburke@hockingstuart.com.au

June guarter 2017: \$2,025,000

Indicative Selling Price \$2,800,000 - \$2,950,000

Median House Price

Steve Burke 9818 1888 0448 331 653





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) 4 3 6 2 Price: \$2,920,000 Method: Auction Sale Date: 27/05/2017 Rooms: 7 Property Type: House (Res) Land Size: 1064 sqm approx	Agent Comments
4 Belson St MALVERN EAST 3145 (REI) → 3 → 2 → 3 Price: \$2,895,000 Method: Auction Sale Date: 25/03/2017 Rooms: - Property Type: House (Res) Land Size: 665 sqm approx	Agent Comments

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.

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