

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

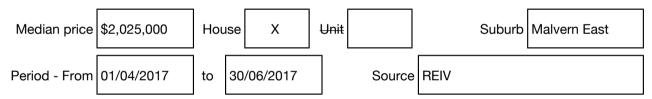
Address 1b The Grange, Malvern East Vic 3145 Including suburb and postcode

Indicative selling price

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

 Range between
 \$1,000,000
 &
 \$1,100,000

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	3/1 Grant St MALVERN EAST 3145	\$1,060,000	27/05/2017
2	1982 Malvern Rd MALVERN EAST 3145	\$1,035,000	25/03/2017
3	83a Brunel St MALVERN EAST 3145	\$991,000	10/02/2017

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.

propertydata

Generated: 09/08/2017 15:07

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: 4 Property Type: House -Semi-detached Land Size: 333.305 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price June quarter 2017: \$2,025,000

Comparable Properties



3/1 Grant St MALVERN EAST 3145 (REI/VG)



Price: \$1,060,000 Method: Auction Sale Date: 27/05/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 205 sqm approx

1982 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

Agent Comments



Price: \$1,035,000 Method: Auction Sale Date: 25/03/2017 Rooms: 5 Property Type: House (Res) Land Size: 340 sqm approx



83a Brunel St MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$991,000 Method: Sold Before Auction Date: 10/02/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 271 sqm approx

Account - Jellis Craig | P: 03 9864 5000

Generated: 09/08/2017 15:07

REIV Spropertydata

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.