

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	6 Mountview Road, Malvern Vic 3144
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**Indicative selling price**

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

Single price	\$3,085,000
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**Median sale price**

Median price	\$2,740,000	House	X	Unit		Suburb	Malvern
Period - From	01/01/2018	to	31/03/2018	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	10 Plant St MALVERN 3144	\$3,350,000	26/11/2017
2	38 Alice St MALVERN 3144	\$3,325,000	29/12/2017
3	29 Gordon Gr MALVERN 3144	\$3,200,000	08/02/2018

**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.



3/4 2 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 370 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$3,085,000  
**Median House Price**  
March quarter 2018: \$2,740,000

## Comparable Properties



**10 Plant St MALVERN 3144 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$3,350,000  
**Method:** Auction Sale  
**Date:** 26/11/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 431 sqm approx



**38 Alice St MALVERN 3144 (REI/VG)**

Agent Comments

4 2 1

**Price:** \$3,325,000  
**Method:** Private Sale  
**Date:** 29/12/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 584 sqm approx



**29 Gordon Gr MALVERN 3144 (REI)**

Agent Comments

4 3 1

**Price:** \$3,200,000  
**Method:** Private Sale  
**Date:** 08/02/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 525 sqm approx