

## 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 7/35 Grant 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 \$975,000 & \$1,000,000

#### Median sale price

Median price \$735,000 House Unit X Suburb Malvern East

Period - From 01/10/2016 to 30/09/2017 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	3/1 Grant St MALVERN EAST 3145	\$1,060,000	27/05/2017
2	4/6 Ardrie Rd MALVERN EAST 3145	\$1,002,000	02/09/2017
3	2/102 Stanhope St MALVERN 3144	\$1,000,000	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   
  1   
  1

**Rooms:** 5  
**Property Type:** Villa  
**Land Size:** Villa Size 107 sqm approx

**Agent Comments**

Fully renovated stunning stand alone villa with impressive front facade in well maintained boutique group. A prized most prestigious street with grand heritage housing just moments to Central Park, eateries, shopping, freeway, tram, train, easy city access and leading schools.

**Indicative Selling Price**

\$975,000 - \$1,000,000

**Median Unit Price**

Year ending September 2017: \$735,000

## Comparable Properties

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

Agent Comments

 3   
  1   
  1

Villa Size 109 SM

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

**4/6 Ardrie Rd MALVERN EAST 3145 (REI)**

Agent Comments

 2   
  1   
  2

Villa Size 99 SM

**Price:** \$1,002,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 285 sqm approx

**2/102 Stanhope St MALVERN 3144 (REI)**

Agent Comments

 2   
  1   
  1

Villa Size 93 SM

**Price:** \$1,000,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** -  
**Property Type:** Apartment