

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

1a Nirvana Avenue, Malvern East Vic 3145
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Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	14 Sycamore St MALVERN EAST 3145	\$1,680,000	24/03/2018
2	53a Bowen St MALVERN EAST 3145	\$1,575,000	03/03/2018
3	1/3 Hilda St MALVERN EAST 3145	\$1,420,000	24/03/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 283 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,625,000
Median House Price
June quarter 2018: \$1,937,500

Comparable Properties



14 Sycamore St MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,680,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 349 sqm approx



53a Bowen St MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

4 3 1

Price: \$1,575,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 7
Property Type: House (Res)
Land Size: 316 sqm approx



1/3 Hilda St MALVERN EAST 3145 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,420,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)