### 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

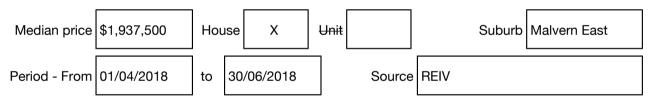
1a Nirvana Avenue, Malvern East Vic 3145

#### Indicative selling price

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

Single price \$1,625,000

#### 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	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.

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

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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.









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)



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

Agent Comments



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



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)

**-** 3 2

Price: \$1,420,000

#### Agent Comments

Method: Auction Sale Date: 24/03/2018 Rooms: -Property Type: House (Res)

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