

## 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 105/5a Winton Road, 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)

Single price \$529,000

#### Median sale price

Median price \$872,500

Unit X

Suburb Malvern East

Period - From 01/04/2017 to 30/06/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
113/41 Murrumbeena Rd MURRUMBEENA 3163	\$550,000	01/06/2017
304/12 Illowa St MALVERN EAST 3145	\$506,500	14/03/2017
6/336 Neerim Rd CARNEGIE 3163	\$500,000	24/03/2017