

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

4a Eva Street, Malvern Vic 3144

Indicative selling price

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

Single price \$1,795,000

Median sale price

Median price \$2,562,500 House Unit Suburb Malvern

Period - From 01/04/2018 to 30/06/2018 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	3/20 Belmont Av GLEN IRIS 3146	\$2,020,000	23/06/2018
2	1/6 Hope St GLEN IRIS 3146	\$1,815,000	11/05/2018
3	1/2 Finlayson St MALVERN 3144	\$1,810,000	17/03/2018

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.

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 4  3  2

Rooms:
Property Type: House
Land Size: 254 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,795,000
Median House Price
 June quarter 2018: \$2,562,500

Comparable Properties



3/20 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$2,020,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Townhouse (Res)



1/6 Hope St GLEN IRIS 3146 (REI)

Agent Comments

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Price: \$1,815,000
Method: Private Sale
Date: 11/05/2018
Rooms: -
Property Type: Townhouse (Res)



1/2 Finlayson St MALVERN 3144 (REI)

Agent Comments

 3  2  2

Price: \$1,810,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 6
Property Type: House (Res)
Land Size: 325 sqm approx