

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

2/11-13 Sorrett Avenue, Malvern Vic 3144
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Indicative selling price

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

Range between &

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	2a Dalny St MALVERN 3144	\$1,990,000	05/12/2017
2	1/717 Toorak Rd KOOYONG 3144	\$1,900,000	10/11/2017
3	35a Densham Rd ARMADALE 3143	\$1,669,000	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.



3 2 2

Rooms: 6
Property Type: Townhouse
(Single)
Land Size: 297 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,850,000
Median House Price
December quarter 2017: \$2,370,000

Comparable Properties



2a Dalny St MALVERN 3144 (VG)

Agent Comments

3 - -

Price: \$1,990,000
Method: Sale
Date: 05/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 359 sqm approx



1/717 Toorak Rd KOOYONG 3144 (REI)

Agent Comments

3 3 2

Price: \$1,900,000
Method: Private Sale
Date: 10/11/2017
Rooms: -
Property Type: Apartment



35a Densham Rd ARMADALE 3143 (REI)

Agent Comments

2 2 2

Price: \$1,669,000
Method: Auction Sale
Date: 16/09/2017
Rooms: -
Property Type: House (Res)