

### 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

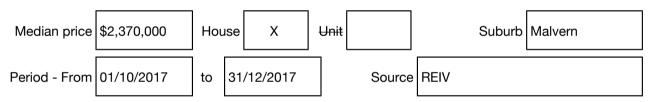
s 2/11-13 Sorrett Avenue, Malvern Vic 3144 d e

#### Indicative selling price

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

Range between	\$1,700,000	&	\$1,850,000

#### 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	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.

#### Account - Jellis Craig | P: 03 9864 5000

propertydata

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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: 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)

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



1/717 Toorak Rd KOOYONG 3144 (REI)

Agent Comments



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

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35a Densham Rd ARMADALE 3143 (REI)



Agent Comments

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

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