

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

Indicative selling price

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

Single price

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	106/1639 Malvern Rd GLEN IRIS 3146	\$1,206,705	09/01/2018
2	105/1 Norfolk PI MALVERN 3144	\$1,150,000	29/01/2018
3	8/86 Burke Rd MALVERN EAST 3145	\$1,075,000	22/01/2018

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.



 3  2  2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,195,000
Median House Price
December quarter 2017: \$2,080,000

Comparable Properties

106/1639 Malvern Rd GLEN IRIS 3146 (VG) **Agent Comments**

 -  -  -

Price: \$1,206,705
Method: Sale
Date: 09/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 2363 sqm approx



105/1 Norfolk PI MALVERN 3144 (REI/VG) **Agent Comments**

 2  2  2

Price: \$1,150,000
Method: Private Sale
Date: 29/01/2018
Rooms: -
Property Type: Apartment

8/86 Burke Rd MALVERN EAST 3145 (VG) **Agent Comments**

 -  -  -

Price: \$1,075,000
Method: Sale
Date: 22/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 1241 sqm approx