

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

4 Batesford Road, Malvern East, VIC 3145

Indicative selling price

Single Price or Range between

\$1,100,000 - \$1,158,000

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

Median sale price

Median Price \$1,675,000	Property Type House	Suburb MALVERN EAST
Period From 11/05/2019	Period To 11/11/2019	Source Core Logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**26 THURSO STREET
MALVERN EAST**

3  1  2 

Price \$1,288,888
Date of Sale 30/10/2019
Land 653 sqm



**28 MIDLOTHIAN STREET
MALVERN EAST**

3  1  1 

Price \$1,237,000
Date of Sale 14/09/2019
Land 661 sqm



**12 IVANHOE GROVE
MALVERN EAST**

3  2  2 

Price \$1,250,000
Date of Sale 07/09/2019
Land 625 sqm