

# 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 33 Allenby Avenue, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,170,000

### Median sale price

Median price \$1,860,000

Property Type House

Suburb Malvern East

Period - From 01/04/2019

to 30/06/2019

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	16 Karma Av MALVERN EAST 3145	\$2,180,000	04/04/2019
2	8 Winifred Cr GLEN IRIS 3146	\$2,075,000	15/06/2019
3	21 Walerna Rd GLEN IRIS 3146	\$2,048,000	05/04/2019

**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.~~

This Statement of Information was prepared on:

16/09/2019 15:22



5   3   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,170,000

**Median House Price**

June quarter 2019: \$1,860,000

## Comparable Properties



**16 Karma Av MALVERN EAST 3145 (REI/VG)**

Agent Comments

4   4   2

**Price:** \$2,180,000

**Method:** Private Sale

**Date:** 04/04/2019

**Property Type:** House

**Land Size:** 630 sqm approx



**8 Winifred Cr GLEN IRIS 3146 (REI)**

Agent Comments

4   2   1

**Price:** \$2,075,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**21 Walerna Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$2,048,000

**Method:** Private Sale

**Date:** 05/04/2019

**Property Type:** House

**Land Size:** 700 sqm approx