

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

6 Jordan Street, Malvern Vic 3144

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$2,122,500

House

X

Unit

Suburb Malvern

Period - From 01/10/2018

to 31/12/2018

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	21 Cummins Gr MALVERN 3144	\$2,100,000	08/12/2018
2	61 Emo Rd MALVERN EAST 3145	\$2,055,000	26/11/2018
3	18 Barkly Av ARMADALE 3143	\$1,975,000	15/12/2018

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 1 2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,950,000
Median House Price
December quarter 2018: \$2,122,500

Comparable Properties



21 Cummins Gr MALVERN 3144 (REI)

Agent Comments

3 2 1

Price: \$2,100,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 5
Property Type: House (Res)



61 Emo Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$2,055,000
Method: Sold Before Auction
Date: 26/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 790 sqm approx



18 Barkly Av ARMADALE 3143 (REI)

Agent Comments

4 1 2

Price: \$1,975,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 424 sqm approx