

# 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 61 Coppin Street, 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)

Range between \$2,900,000 & \$3,100,000

### Median sale price

Median price \$1,807,000 Property Type House Suburb Malvern East

Period - From 01/07/2019 to 30/09/2019 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	93 Brunel St MALVERN EAST 3145	\$3,100,000	16/10/2019
2	57 Maitland St GLEN IRIS 3146	\$3,010,000	15/06/2019
3	113 Claremont Av MALVERN 3144	\$2,962,500	01/06/2019

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: 07/11/2019 10:40



 4    2    2

**Property Type:** House (Res)

**Land Size:** 670 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,900,000 - \$3,100,000

**Median House Price**

September quarter 2019: \$1,807,000

## Comparable Properties



**93 Brunel St MALVERN EAST 3145 (REI)**

Agent Comments

 4    2    -

**Price:** \$3,100,000

**Method:** Sold Before Auction

**Date:** 16/10/2019

**Property Type:** House (Res)

**Land Size:** 633 sqm approx



**57 Maitland St GLEN IRIS 3146 (REI/VG)**

Agent Comments

 5    3    2

**Price:** \$3,010,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**113 Claremont Av MALVERN 3144 (REI/VG)**

Agent Comments

 4    1    -

**Price:** \$2,962,500

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** House (Res)

**Land Size:** 561 sqm approx