

# 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 2c Woodmason Street, Malvern Vic 3144

### Indicative selling price

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

Range between \$1,850,000 & \$2,000,000

### Median sale price

Median price \$2,825,450 Property Type House Suburb Malvern

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 | 12 Gillman St MALVERN EAST 3145 | \$2,080,000 | 22/06/2019   |
| 2 | 54 Aintree Rd GLEN IRIS 3146    | \$1,950,000 | 29/06/2019   |
| 3 | 4 Cambridge St ARMADALE 3143    | \$1,875,000 | 14/09/2019   |

**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: 15/11/2019 12:04