

# 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 56 Nirvana 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)

Range between \$2,000,000 & \$2,200,000

### Median sale price

Median price \$1,826,500 Property Type House Suburb Malvern East

Period - From 01/10/2018 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	23 Oak Gr MALVERN EAST 3145	\$2,200,000	23/09/2019
2	16 Warida Av MALVERN EAST 3145	\$2,153,000	02/08/2019
3	15 Sylvester Cr MALVERN EAST 3145	\$2,090,000	24/09/2019

**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: 25/10/2019 10:28



4   2   2

**Property Type:** House (Res)

**Land Size:** 660 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

Year ending September 2019: \$1,826,500

## Comparable Properties



**23 Oak Gr MALVERN EAST 3145 (REI)**

Agent Comments

5   2   2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 23/09/2019

**Property Type:** House

**16 Warida Av MALVERN EAST 3145 (VG)**

Agent Comments

3   -   -

**Price:** \$2,153,000

**Method:** Sale

**Date:** 02/08/2019

**Property Type:** House (Res)

**Land Size:** 790 sqm approx



**15 Sylvester Cr MALVERN EAST 3145 (REI)**

Agent Comments

4   2   3

**Price:** \$2,090,000

**Method:** Private Sale

**Date:** 24/09/2019

**Property Type:** House

**Land Size:** 699 sqm approx