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

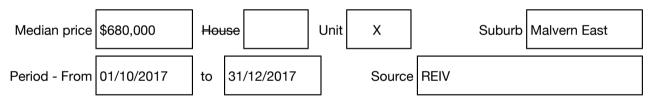
2/8 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Single price \$620,000

Median sale price



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	25/41 Murrumbeena Rd MURRUMBEENA 3163	\$650,000	15/02/2018
2	6/10 Ferncroft Av MALVERN EAST 3145	\$650,000	21/10/2017
3	3/16 Repton Rd MALVERN EAST 3145	\$595,000	15/01/2018

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.

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$620,000 Median Unit Price December quarter 2017: \$680,000

Comparable Properties



25/41 Murrumbeena Rd MURRUMBEENA 3163 Agent Comments (REI)



Price: \$650,000 Method: Sold Before Auction Date: 15/02/2018 Rooms: 3 Property Type: Apartment

Agent Comments





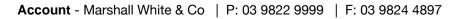
6/10 Ferncroft Av MALVERN EAST 3145

Method: Auction Sale Date: 21/10/2017 Rooms: -Property Type: Apartment

3/16 Repton Rd MALVERN EAST 3145 (REI)



Price: \$595,000 Method: Private Sale Date: 15/01/2018 Rooms: -Property Type: Apartment Agent Comments



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