

## 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

### Indicative selling price

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

Range between  &

### Median sale price

Median price  House  Unit  Suburb   
 Period - From  to  Source

### 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	56 Kerferd St MALVERN EAST 3145	\$6,110,000	19/05/2018
2	81 Kerferd St MALVERN EAST 3145	\$5,320,000	28/04/2018
3	24 Turner St MALVERN EAST 3145	\$4,700,000	03/03/2018

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.



6   3   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 944 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$5,000,000 - \$5,500,000  
**Median House Price**  
June quarter 2018: \$1,937,500

## Comparable Properties



56 Kerferd St MALVERN EAST 3145 (REI)

[Agent Comments](#)

5   3   5

**Price:** \$6,110,000  
**Method:** Auction Sale  
**Date:** 19/05/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 920 sqm approx



81 Kerferd St MALVERN EAST 3145 (REI)

[Agent Comments](#)

5   2   3

**Price:** \$5,320,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 882 sqm approx



24 Turner St MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

6   4   3

**Price:** \$4,700,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 838 sqm approx