

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

Single price

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	24 Edsall St MALVERN 3144	\$2,350,000	18/08/2018
2	6 Mckinley Av MALVERN 3144	\$2,325,000	05/05/2018
3	40 Edsall St MALVERN 3144	\$2,160,000	01/08/2018

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.



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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,275,000
Median House Price
Year ending September 2018: \$2,602,500

Comparable Properties



24 Edsall St MALVERN 3144 (REI)

Agent Comments

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Price: \$2,350,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)



6 Mckinley Av MALVERN 3144 (REI/VG)

Agent Comments

4 2 2

Price: \$2,325,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 406 sqm approx



40 Edsall St MALVERN 3144 (REI/VG)

Agent Comments

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Price: \$2,160,000
Method: Private Sale
Date: 01/08/2018
Rooms: -
Property Type: House