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

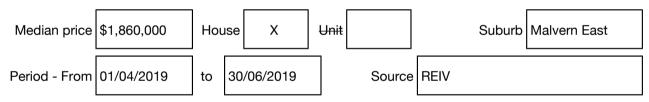
s 23 Oak Grove, Malvern East Vic 3145 d e

Indicative selling price

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

 Range between
 \$2,200,000
 &
 \$2,400,000

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	28 Finch St MALVERN EAST 3145	\$2,520,000	15/06/2019
2	39 Dorrington Av GLEN IRIS 3146	\$2,510,000	23/02/2019
3	16 Karma Av MALVERN EAST 3145	\$2,180,000	04/04/2019

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.

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

propertydata

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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: House Land Size: 630 sqm approx Agent Comments Indicative Selling Price \$2,200,000 - \$2,400,000 Median House Price June quarter 2019: \$1,860,000

Comparable Properties

28 Finch St MALVERN EAST 3145 (REI) 3 2 2 2 Price: \$2,520,000 Method: Auction Sale Date: 15/06/2019 Rooms: - Property Type: House (Res)	Agent Comments
39 Dorrington Av GLEN IRIS 3146 (REI/VG) 4 1 2 Price: \$2,510,000 Method: Auction Sale Date: 23/02/2019 Rooms: - Property Type: House (Res) Land Size: 794 sqm approx	Agent Comments
 16 Karma Av MALVERN EAST 3145 (REI) 16 Karma Av MALVERN EAST 3145 (REI) 16 Karma Av MALVERN EAST 3145 (REI) 2 Price: \$2,180,000 Method: Private Sale Date: 04/04/2019 Rooms: - Property Type: House Land Size: 630 sqm approx	Agent Comments

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