

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

23 Oak Grove, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see 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	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.



 4  2  2

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)

Agent Comments

 3  2  2

Price: \$2,520,000
Method: Auction Sale
Date: 15/06/2019
Rooms: -
Property Type: House (Res)



39 Dorrington Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 4  1  2

Price: \$2,510,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 794 sqm approx



16 Karma Av MALVERN EAST 3145 (REI)

Agent Comments

 4  4  2

Price: \$2,180,000
Method: Private Sale
Date: 04/04/2019
Rooms: -
Property Type: House
Land Size: 630 sqm approx