

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

	4 Jordan Street, Malvern Vic 3144
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,900,000	&	\$3,100,000

#### Median sale price

Median price	\$2,605,000	Ηοι	ıse X	Unit		Suburb	Malvern
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

#### 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.

Add	dress of comparable property	Price	Date of sale
1	53 Hunter St MALVERN 3144	\$3,100,000	23/02/2019
2	22 Belson St MALVERN EAST 3145	\$2,870,000	01/12/2018
3	22 Thanet St MALVERN 3144	\$2,850,000	20/10/2018

#### 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) Land Size: 511 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,900,000 - \$3,100,000 **Median House Price** 

Year ending December 2018: \$2,605,000

## Comparable Properties



53 Hunter St MALVERN 3144 (REI)





Price: \$3,100,000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: House (Res)

**Agent Comments** 

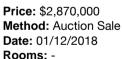








Agent Comments



Property Type: House (Res) Land Size: 539 sqm approx



22 Thanet St MALVERN 3144 (REI/VG)





Price: \$2,850,000 Method: Auction Sale Date: 20/10/2018

Rooms: -

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

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





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