

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	1900 Malvern Road, Malvern East Vic 3145
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Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,921,000	House	X	Unit		Suburb	Malvern East
Period - From	01/07/2016	to	30/06/2017	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.

	Address of comparable property	Price	Date of sale
1	13 Baird St ASHBURTON 3147	\$1,555,000	22/07/2017
2	101 Mimosa Rd CARNEGIE 3163	\$1,550,000	23/09/2017
3	11 Beena Av CARNEGIE 3163	\$1,530,000	05/07/2017

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.~~

1900 Malvern Road, Malvern East Vic 3145

Thomson:

Brett Phelan

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Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending June 2017: \$1,921,000



 3  2  2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



13 Baird St ASHBURTON 3147 (REI)

Agent Comments

 3  1  1

Price: \$1,555,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 633 sqm approx



101 Mimosa Rd CARNEGIE 3163 (REI)

Agent Comments

 4  2  1

Price: \$1,550,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 378 sqm approx



11 Beena Av CARNEGIE 3163 (REI)

Agent Comments

 3  1  1

Price: \$1,530,000

Method: Sold Before Auction

Date: 05/07/2017

Rooms: 5

Property Type: House (Res)

Account - Thomson | P: 03 95098244 | F: 95009693

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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.