

## 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 1/48-50 Serrell Street, Malvern East Vic 3145 Including suburb and postcode

#### Indicative selling price

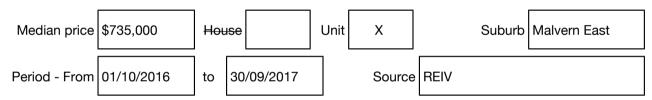
For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$995,000

&

\$1,094,500

#### 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	5/47 Grant St MALVERN EAST 3145	\$1,180,000	14/10/2017
2	1/8-10 Hyslop Pde MALVERN EAST 3145	\$1,165,000	01/07/2017
3	3/1 Grant St MALVERN EAST 3145	\$1,060,000	27/05/2017

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.

Account - Noel Jones | P: 03 9885 2444 | F: 03 9886 9555

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.



### NoelJones

#### Glen Iris



Rooms: Property Type: Unit Agent Comments Christine Arazi 03 9885 2444 0409 231 653 christine.arazi@noeljones.com.au

Indicative Selling Price \$995,000 - \$1,094,500 Median Unit Price Year ending September 2017: \$735,000

# **Comparable Properties**



5/47 Grant St MALVERN EAST 3145 (REI)



Price: \$1,180,000 Method: Auction Sale Date: 14/10/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments



1/8-10 Hyslop Pde MALVERN EAST 3145 (REI) Agent Comments



Price: \$1,165,000 Method: Auction Sale Date: 01/07/2017 Rooms: 7 Property Type: Unit



3/1 Grant St MALVERN EAST 3145 (REI)



Price: \$1,060,000 Method: Auction Sale Date: 27/05/2017 Rooms: -Property Type: Townhouse (Res) Agent Comments

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