

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

1/48-50 Serrell Street, Malvern East Vic 3145

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

Median price \$735,000

House

Unit

X

Suburb

Malvern East

Period - From 01/10/2016

to

30/09/2017

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	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.

1/48-50 Serrell Street, Malvern East Vic 3145

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Indicative Selling Price

\$995,000 - \$1,094,500

Median Unit Price

Year ending September 2017: \$735,000



3 2 2

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



5/47 Grant St MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$1,180,000

Method: Auction Sale

Date: 14/10/2017

Rooms: -

Property Type: Townhouse (Res)



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

Agent Comments

3 1 2

Price: \$1,165,000

Method: Auction Sale

Date: 01/07/2017

Rooms: 7

Property Type: Unit



3/1 Grant St MALVERN EAST 3145 (REI)

Agent Comments

3 1 1

Price: \$1,060,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Townhouse (Res)