

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

222/2 John Street Malvern East VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,499

Property type

Unit

Suburb

Malvern East

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

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 6 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

101/1A Paxton Street Malvern East VIC 3145	\$600,000	11-Jul-20
101/18 Etna Street Glen Huntly VIC 3163	\$656,500	21-Jun-20
9/247 Neerim Road Carnegie VIC 3163	\$665,000	28-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 24 November 2020



101/1A Paxton Street Malvern East VIC 3145

2 2 1

Sold Price **\$600,000** Sold Date **11-Jul-20**

Distance **1.03km**



101/18 Etna Street Glen Huntly VIC 3163

2 2 1

Sold Price **\$656,500** Sold Date **21-Jun-20**

Distance **1.79km**



9/247 Neerim Road Carnegie VIC 3163

2 2 1

Sold Price **\$665,000** Sold Date **28-Jul-20**

Distance **2.1km**

RS = Recent sale UN = Undisclosed Sale

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