



Rooms: Property Type: Strata Unit/Flat Agent Comments

**Indicative Selling Price** \$1,200,000 - \$1,250,000 **Median House Price** March quarter 2017: \$1,725,000

# **Comparable Properties**



Price: \$1,253,000 Method: Auction Sale Date: 08/04/2017 Rooms: 6 Property Type: House (Res)

· 3

2

Agent Comments



Price: \$1,210,000 Method: Private Sale Date: 06/04/2017 Rooms: -Property Type: Townhouse (Res) Land Size: 150 sqm approx



2/1506 Malvern Rd GLEN IRIS 3146 (REI/VG)

2/37 Darling Rd MALVERN EAST 3145 (REI)



Agent Comments

Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 20/01/2017 Rooms: 7 Property Type: House

Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927

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.



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

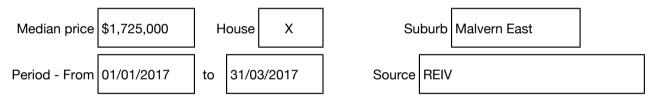
Address	2/9 Kardella Street, Malvern East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,250,000	

#### Median sale price



#### **Comparable property sales**

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
2/15 Scott Gr GLEN IRIS 3146	\$1,253,000	08/04/2017
2/37 Darling Rd MALVERN EAST 3145	\$1,210,000	06/04/2017
2/1506 Malvern Rd GLEN IRIS 3146	\$1,200,000	20/01/2017

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