



 3  - 

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



2/15 Scott Gr GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,253,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 6

Property Type: House (Res)



2/37 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments

 3  2  2

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)

Agent Comments

 3  3  2

Price: \$1,200,000

Method: Private Sale

Date: 20/01/2017

Rooms: 7

Property Type: House

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

2/9 Kardella Street, Malvern East Vic 3145

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

Median price \$1,725,000

House X

Suburb Malvern East

Period - From 01/01/2017 to 31/03/2017

Source REIV

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