

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address: 2/1 Belgrave Road Malvern East

Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$850,000 & \$900,000

Median sale price




Median price: \$771,000 Unit Suburb: Malvern East
Period - From: 01/01/2017 to 31/03/2017 Source: PDOL

Comparable property sales

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.






**8/16 Dundonald Av
MALVERN EAST**
Sold by Private Sale \$865,000
Date Sold Mar 2017

2  1  1 





**64 Lyons St
CARNEGIE**
Opposite Carnegie Swim Centre and Koornang Park with all the delightful sounds of children playing, this beautifully renovated 2
Sold by Auction \$890,000
Date Sold Mar 2017
Land 282 SqM

2  1  1 



**4/2 Green Gables Av
MALVERN EAST**
An exceptional light, bright and large, single level, two bedroom villa with own street frontage. Conveniently located within
Sold by Auction \$866,000
Date Sold Mar 2017

2  1  2 