

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

4/1 Mayfield Avenue, Malvern Vic 3144

Indicative selling price

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

 Single price

\$900,000

Median sale price

 Median price

\$1,190,000

 House

--

 Unit

X

 Suburb

Malvern

 Period - From

01/01/2018

 to

31/03/2018

 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	6/470 Glenferrie Rd HAWTHORN 3122	\$955,000	02/06/2018
2	4/6 Park St MALVERN 3144	\$879,000	28/04/2018
3	14/18 Mercer Rd ARMADALE 3143	\$862,000	03/03/2018

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.



Rooms: 5

Property Type: Strata Unit/Flat

Land Size: Dwelling Size 135 sqm approx

Agent Comments

Rarely available & tightly held, manor style apartment of grand proportions in a boutique group of four enjoying preferred northern living only moments to tram services, Kooyong Station, Monash Freeway, Menzies Reserve, Tennis Club & premier schools. Accomm: Entrance hall, northern living room, separate dining room/study or 3rd bedroom, magnificent master bedroom with BIR's, 2nd double bedroom with BIR's, kitchen, informal meals, bathroom, European laundry, separate WC. Features: High ceilings, polished timber floors, ducted central heating, secure lock up garage, 2nd car space.

Comparable Properties



6/470 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments



Dwelling Size 101 Square Metres Approx

Price: \$955,000

Method: Auction Sale

Date: 02/06/2018

Rooms: -

Property Type: Apartment



4/6 Park St MALVERN 3144 (REI)

Agent Comments



Dwelling Size 90 Square Metres Approx

Price: \$879,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 3

Property Type: Apartment



14/18 Mercer Rd ARMADALE 3143 (REI/VG)

Agent Comments



Dwelling Size 107 Square Metres Approx

Price: \$862,000

Method: Auction Sale

Date: 03/03/2018

Rooms: 5

Property Type: Apartment