

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

Date of sale

Generated: 14/05/2018 11:49

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	6 Bowlers Way, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,050,000

Median sale price

Median price	\$1,965,000	Hou	ise X	Unit		Suburb	Malvern East
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

	are each comparation property		2000 01 0010
1	39 Tennyson St MALVERN EAST 3145	\$1,920,000	29/03/2018
2	47 Tennyson St MALVERN EAST 3145	\$1,960,000	17/02/2018
3	13 Hillard St MALVERN EAST 3145	\$2,030,000	24/03/2018

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.

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Price

hockingstuart

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Indicative Selling Price \$2,050,000 **Median House Price** March guarter 2018: \$1,965,000



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



39 Tennyson St MALVERN EAST 3145 (REI)





Price: \$1,920,000 Method: Private Sale Date: 29/03/2018

Rooms: -

Property Type: House (Res) Land Size: 409 sqm approx

47 Tennyson St MALVERN EAST 3145

(REI/VG) **--** 3







Price: \$1,960,000 Method: Auction Sale Date: 17/02/2018

Rooms: 5

Property Type: House (Res) Land Size: 431 sqm approx

13 Hillard St MALVERN EAST 3145 (REI)

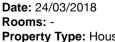




Price: \$2,030,000 Method: Private Sale

Property Type: House (Res) Land Size: 650 sqm approx





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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.

Agent Comments

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