

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 6 Bowlers Way, Malvern East Vic 3145

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 House 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	Price	Date of sale
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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Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$2,050,000

Median House Price
March quarter 2018: \$1,965,000

Comparable Properties



39 Tennyson St MALVERN EAST 3145 (REI) Agent Comments

4 3 -

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) Agent Comments

3 2 2

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) Agent Comments

4 2 -

Price: \$2,030,000
Method: Private Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx