

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 4/6 Ardrie Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$872,500 House Unit X Suburb Malvern East

Period - From 01/04/2017 to 30/06/2017 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	1/32 Burke Rd MALVERN EAST 3145	\$910,000	25/03/2017
2	5/6 Ardrie Rd MALVERN EAST 3145	\$830,000	18/02/2017
3	2/1 Belgrave Rd MALVERN EAST 3145	\$820,000	26/07/2017

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.



2
 1
 1

Rooms:
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$850,000 - \$920,000
Median Unit Price
 June quarter 2017: \$872,500

Comparable Properties



1/32 Burke Rd MALVERN EAST 3145 (REI) Agent Comments

2
 1
 1

Price: \$910,000
Method: Auction Sale
Date: 25/03/2017
Rooms: 3
Property Type: Unit



5/6 Ardrie Rd MALVERN EAST 3145 (REI) Agent Comments

2
 1
 2

Price: \$830,000
Method: Auction Sale
Date: 18/02/2017
Rooms: 4
Property Type: Unit
Land Size: 200 sqm approx



2/1 Belgrave Rd MALVERN EAST 3145 (REI) Agent Comments

2
 2
 2

Price: \$820,000
Method: Private Sale
Date: 26/07/2017
Rooms: -
Property Type: Unit