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	1c/60 Belgrave Road, Malvern East Vic 3145

Indicative selling price

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

Single price $415,000

Median sale price

Median price $643,000 Property Type Unit Suburb Malvern East

Period - From 24/11/2020 to 23/11/2021 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	10/15 Truganini Rd CARNEGIE 3163	$430,000	23/10/2021
2	1/108 Murrumbeena Rd MURRUMBEENA 3163	$425,000	09/10/2021
3	110/276 Neerim Rd CARNEGIE 3163	$410,000	13/10/2021

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.~~

This Statement of Information was prepared on: 24/11/2021 12:36

1c/60 Belgrave Road, Malvern East Vic 3145



1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$415,000
Median Unit Price
24/11/2020 - 23/11/2021: $643,000

Comparable Properties



10/15 Truganini Rd CARNEGIE 3163 (REI)

1 1 1

Price: $430,000
Method: Sold Before Auction
Date: 23/10/2021
Property Type: Apartment

Agent Comments



1/108 Murrumbeena Rd MURRUMBEENA 3163 (REI)

1 1 1

Price: $425,000
Method: Auction Sale
Date: 09/10/2021
Property Type: Apartment

Agent Comments



110/276 Neerim Rd CARNEGIE 3163 (REI)

1 1 -

Price: $410,000
Method: Private Sale
Date: 13/10/2021
Rooms: 2
Property Type: Apartment

Agent Comments

Account - Besser & Co EA | P: 03 9531 1000 | F: 03 9531 4000

REIV THE DIFFERENCE | propertydata.com.au

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