

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

33 Brunel Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$2,975,000

Median sale price

Median price \$1,773,750

House

X

Unit

Suburb Malvern East

Period - From 01/04/2018

to

31/03/2019

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	53 Hunter St MALVERN 3144	\$3,100,000	23/02/2019
2	13 Hedgeley Av MALVERN EAST 3145	\$3,000,000	17/04/2019
3	419 Wattletree Rd MALVERN EAST 3145	\$2,925,000	23/02/2019

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.

33 Brunel Street, Malvern East Vic 3145

**WILLIAMS
BATTERS**

EST. 1878

Philippe Batters

9866 4411

0418 992 103

pbatters@willbatt.com.au

Indicative Selling Price

\$2,975,000

Median House Price

Year ending March 2019: \$1,773,750



4 3 2

Rooms:

Property Type: House

Agent Comments

Comparable Properties



53 Hunter St MALVERN 3144 (REI)

Agent Comments

4 2 -

Price: \$3,100,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 486 sqm approx



13 Hedgeley Av MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$3,000,000

Method: Private Sale

Date: 17/04/2019

Rooms: -

Property Type: House

Land Size: 1280 sqm approx



419 Wattletree Rd MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$2,925,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 826 sqm approx