

Philippe Batters 9866 4411 0418 992 103 pbatters@willbatt.com.au

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	33 Brunel Street, 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 \$2,975,000

#### Median sale price

Median price	\$1,773,750	Hou	ise X	Unit		Suburb	Malvern East
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

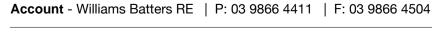
## Comparable property sales (\*Delete A or B below as applicable)

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.

A	ddress 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.







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Indicative Selling Price \$2,975,000 Median House Price Year ending March 2019: \$1,773,750





Rooms: Property Typ

**Property Type:** House Agent Comments

# Comparable Properties



53 Hunter St MALVERN 3144 (REI)

4



**6**3 −

**Price:** \$3,100,000 **Method:** Auction Sale **Date:** 23/02/2019

Rooms: -

**Property Type:** House (Res) **Land Size:** 486 sqm approx

Agent Comments



13 Hedgeley Av MALVERN EAST 3145 (REI)

**-**3



**6** 

Price: \$3,000,000 Method: Private Sale Date: 17/04/2019

Rooms: -

Property Type: House Land Size: 1280 sqm approx Agent Comments

**Agent Comments** 



419 Wattletree Rd MALVERN EAST 3145 (REI)

**6** 



**Price:** \$2,925,000 **Method:** Auction Sale **Date:** 23/02/2019

Rooms: -

Property Type: House (Res) Land Size: 826 sqm approx

nd Size: 826 sqm approx

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