

# 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

205/2053-2055 Malvern Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$654,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/01/2019

to

31/12/2019

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	6/2053-2055 Malvern Rd MALVERN EAST 3145	\$667,200	13/12/2019
2	7/62 Sycamore St MALVERN EAST 3145	\$653,000	12/10/2019
3			

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:

05/02/2020 09:35



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
Year ending December 2019: \$654,000

## Comparable Properties



**6/2053-2055 Malvern Rd MALVERN EAST 3145** Agent Comments  
(REI)



**Price:** \$667,200  
**Method:** Private Sale  
**Date:** 13/12/2019  
**Rooms:** 5  
**Property Type:** Apartment



**7/62 Sycamore St MALVERN EAST 3145** Agent Comments  
(REI/VG)



**Price:** \$653,000  
**Method:** Auction Sale  
**Date:** 12/10/2019  
**Property Type:** Apartment

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.