

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

22 Coppin Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,900,000 & \$4,200,000

Median sale price

Median price \$1,975,000 Property Type House Suburb Malvern East

Period - From 01/07/2020 to 30/06/2021 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	34 Nott St MALVERN EAST 3145	\$4,205,000	16/08/2021
2	5 Irymple Av GLEN IRIS 3146	\$4,150,000	08/08/2021
3	42 Grant St MALVERN EAST 3145	\$4,100,000	29/06/2021

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: 12/10/2021 17:29



4 2 2

Property Type: House
Land Size: 765 sqm approx
Agent Comments

Indicative Selling Price
\$3,900,000 - \$4,200,000
Median House Price
Year ending June 2021: \$1,975,000

Comparable Properties



34 Nott St MALVERN EAST 3145 (REI)

Agent Comments

4 3 2

Price: \$4,205,000
Method: Sold Before Auction
Date: 16/08/2021
Property Type: House (Res)



5 Irymple Av GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$4,150,000
Method: Sold Before Auction
Date: 08/08/2021
Property Type: House (Res)



42 Grant St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 3 2

Price: \$4,100,000
Method: Sold Before Auction
Date: 29/06/2021
Property Type: House (Res)
Land Size: 772 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897