

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

25 Belson Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$4,750,000 & \$5,150,000

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	10 Erica Av GLEN IRIS 3146	\$4,990,000	28/04/2021
2	25 Erica Av GLEN IRIS 3146	\$4,720,000	23/06/2021
3	38 Manning Rd MALVERN EAST 3145	\$4,716,000	21/08/2021

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: 06/10/2021 11:37



 4  3.5 

Property Type: House (Previously Occupied - Detached)

Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price

\$4,750,000 - \$5,150,000

Median House Price

Year ending June 2021: \$1,975,000

Comparable Properties



10 Erica Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 5  3  4

Price: \$4,990,000

Method: Sold Before Auction

Date: 28/04/2021

Property Type: House (Res)

Land Size: 870 sqm approx



25 Erica Av GLEN IRIS 3146 (REI)

Agent Comments

 4  2  2

Price: \$4,720,000

Method: Sold Before Auction

Date: 23/06/2021

Property Type: House (Res)

Land Size: 1005 sqm approx



38 Manning Rd MALVERN EAST 3145 (REI)

Agent Comments

 5  4  3

Price: \$4,716,000

Method: Auction Sale

Date: 21/08/2021

Property Type: House (Res)

Land Size: 893 sqm approx

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