

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 3/2-6 Fraser Street, Malvern Vic 3144

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$775,000 Property Type Unit Suburb Malvern

Period - From 30/11/2020 to 29/11/2021 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	5/11 Wattletree Rd ARMADALE 3143	\$1,020,000	15/11/2021
2	5/153-155 Finch St GLEN IRIS 3146	\$950,000	27/10/2021
3	1/18 Mercer Rd ARMADALE 3143	\$912,000	19/06/2021

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: 30/11/2021 13:23



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
30/11/2020 - 29/11/2021: \$775,000

Comparable Properties



5/11 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments

3 2 2

Price: \$1,020,000
Method: Private Sale
Date: 15/11/2021
Property Type: House



5/153-155 Finch St GLEN IRIS 3146 (REI)

Agent Comments

2 2 2

Price: \$950,000
Method: Private Sale
Date: 27/10/2021
Property Type: Villa



1/18 Mercer Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 2

Price: \$912,000
Method: Auction Sale
Date: 19/06/2021
Property Type: Unit