

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode 3 Hurstmon Street, Malvern East

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

| Unit type or class<br>e.g. One bedroom units | Single price |                  | Lower price | & | Higher price |
|--|--------------|------------------|-------------|---|--------------|
| 3 Bed, 2 Bath                                | \$*          | Or range between | \$1,465,000 |   | \$1,525,000  |
| 3 Bed, 2 Bath                                | \$1,645,000  | Or range between | \$*         |   | \$*          |
| 3 Bed, 2 Bath                                | \$1,815,000  | Or range between | \$*         |   | \$*          |
| 3 Bed, 2 Bath                                | \$*          | Or range between | \$2,045,000 |   | \$2,055,000  |

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$770,000 Suburb Malvern East

Period - From 16/07/2019 To 15/07/2020 Source Property Data

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

**Unit type or class**

E.g. One bedroom units

|               | <b>Address of comparable unit</b>  | <b>Price</b> | <b>Date of sale</b> |
|---------------|--|--------------|---------------------|
| 3 Bed, 2 Bath | The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months. |              |                     |
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E.g. One bedroom units

|               | <b>Address of comparable unit</b>  | <b>Price</b> | <b>Date of sale</b> |
|---------------|--|--------------|---------------------|
| 3 Bed, 2 Bath | 202/2a Nyora Street, Malvern East  | \$1,800,000  | 09/04/2020          |
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This Statement of Information was prepared on:

|            |
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| 16/07/2020 |
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