

# 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 6 Gabriel Avenue, 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)

Single price \$2,295,000

### Median sale price

Median price \$2,185,000

Property Type House

Suburb Malvern East

Period - From 01/10/2020

to 31/12/2020

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	23 Poath Rd MURRUMBEENA 3163	\$2,285,000	20/02/2021
2	34 Dent St GLEN IRIS 3146	\$2,220,000	29/10/2020
3	19 Karma Av MALVERN EAST 3145	\$2,200,000	08/12/2020

**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:

22/02/2021 14:44



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**Property Type:** House  
**Land Size:** 636 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,295,000  
**Median House Price**  
December quarter 2020: \$2,185,000

## Comparable Properties



**23 Poath Rd MURRUMBEENA 3163 (REI)**

**Agent Comments**

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**Price:** \$2,285,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 790 sqm approx



**34 Dent St GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

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**Price:** \$2,220,000  
**Method:** Auction Sale  
**Date:** 29/10/2020  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx



**19 Karma Av MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

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**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 08/12/2020  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx