

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 16 Rowena Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,854,000 House X Unit Suburb Malvern East

Period - From 01/07/2017 to 30/06/2018 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	87 Bowen St MALVERN EAST 3145	\$1,505,000	17/06/2018
2	47 Chadstone Rd MALVERN EAST 3145	\$1,415,000	05/06/2018
3	5 Argyll St MALVERN EAST 3145	\$1,330,000	11/08/2018

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.



 4  2  2

Rooms:
Property Type: House
Land Size: 664 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,450,000
Median House Price
 Year ending June 2018: \$1,854,000

Comparable Properties



87 Bowen St MALVERN EAST 3145 (REI)

Agent Comments

 3  1  3

Price: \$1,505,000
Method: Private Sale
Date: 17/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 658 sqm approx



47 Chadstone Rd MALVERN EAST 3145 (REI)

Agent Comments

 3  1  2

Land value only

Price: \$1,415,000
Method: Private Sale
Date: 05/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 690 sqm approx



5 Argyll St MALVERN EAST 3145 (REI)

Agent Comments

 3  2  2

Inferior location

Price: \$1,330,000
Method: Auction Sale
Date: 11/08/2018
Rooms: 6
Property Type: House (Res)
Land Size: 650 sqm approx