

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

21 Anderson Street, Malvern East Vic 3145
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

\$3,600,000
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**Median sale price**

Median price 

\$1,850,000
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 House 

X
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 Unit 

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 Suburb 

Malvern East
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Period - From 

01/10/2017
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 to 

30/09/2018
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 Source 

REIV
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**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	15 Kardella St MALVERN EAST 3145	\$3,820,000	27/10/2018
2	10 Westgarth St MALVERN EAST 3145	\$3,750,000	23/06/2018
3	16 Coppin St MALVERN EAST 3145	\$3,725,500	20/10/2018

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.



5   3   2

**Rooms:** 9  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$3,600,000  
**Median House Price**  
Year ending September 2018: \$1,850,000

## Comparable Properties



**15 Kardella St MALVERN EAST 3145 (REI)**

**Agent Comments**

4   2   2

**Price:** \$3,820,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** House (Res)



**10 Westgarth St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

4   3   2

**Price:** \$3,750,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 640 sqm approx



**16 Coppin St MALVERN EAST 3145 (REI)**

**Agent Comments**

4   3   2

**Price:** \$3,725,500  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 830 sqm approx