

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 3/16-18 Dene Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$645,000 House Unit X Suburb Malvern East

Period - From 01/10/2018 to 31/12/2018 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	9/14-16 Nash St GLEN IRIS 3146	\$497,500	31/01/2019
2	1/58 Rosstown Rd CARNEGIE 3163	\$475,000	08/09/2018
3	4/122-124 Mimosa Rd CARNEGIE 3163	\$450,000	28/11/2018

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.

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Indicative Selling Price
 \$450,000 - \$495,000
Median Unit Price
 December quarter 2018: \$645,000



 1  1  1

Rooms:
Property Type: Apartment
Agent Comments

Comparable Properties



9/14-16 Nash St GLEN IRIS 3146 (REI)

[Agent Comments](#)

 2  1  -

Price: \$497,500
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Apartment



1/58 Rosstown Rd CARNEGIE 3163 (REI/VG)

[Agent Comments](#)

 1  1  1

Price: \$475,000
Method: Auction Sale
Date: 08/09/2018
Rooms: 2
Property Type: Apartment



4/122-124 Mimosa Rd CARNEGIE 3163 (REI)

[Agent Comments](#)

 2  1  1

Price: \$450,000
Method: Sold Before Auction
Date: 28/11/2018
Rooms: -
Property Type: Apartment