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

2/82 Brunel Street, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$630,500	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	6/33 Howard St GLEN IRIS 3146	\$1,040,000	14/02/2024
2	1/48-50 Serrell St MALVERN EAST 3145	\$1,107,000	11/11/2023
3	4/114-116 Darling Rd MALVERN EAST 3145	\$1,011,000	21/10/2023

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:

18/03/2024 14:19









Property Type: Unit Agent Comments

Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price December quarter 2023: \$630,500

Comparable Properties



6/33 Howard St GLEN IRIS 3146 (REI)

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Price: \$1,040,000 Method: Sold Before Auction Date: 14/02/2024 Property Type: Unit Agent Comments

Agent Comments

Agent Comments



1 2 1 2

1/48-50 Serrell St MALVERN EAST 3145 (REI)

Price: \$1,107,000 Method: Auction Sale Date: 11/11/2023 Property Type: Unit

4/114-116 Darling Rd MALVERN EAST 3145 (REI)



Price: \$1,011,000 Method: Auction Sale Date: 21/10/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000



propertydata

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