

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

315/60 Belgrave Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$620,000

Median sale price

Median price

\$630,500

Property Type

Unit

Suburb

Malvern East

Period - From

01/10/2023

to

31/12/2023

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	407/60 Belgrave Rd MALVERN EAST 3145	\$663,500	17/10/2023
2	105/60 Belgrave Rd MALVERN EAST 3145	\$619,000	14/01/2024
3	306/60 Belgrave Rd MALVERN EAST 3145	\$590,000	20/02/2024

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:

20/03/2024 16:40



Property Type: House (Res)
Land Size: 3892 sqm approx
Agent Comments

Indicative Selling Price
\$620,000
Median Unit Price
December quarter 2023: \$630,500

Comparable Properties



407/60 Belgrave Rd MALVERN EAST 3145 (VG) Agent Comments



Price: \$663,500
Method: Sale
Date: 17/10/2023
Property Type: Strata Unit/Flat



105/60 Belgrave Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$619,000
Method: Private Sale
Date: 14/01/2024
Property Type: Apartment

306/60 Belgrave Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$590,000
Method: Private Sale
Date: 20/02/2024
Property Type: Apartment