## 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

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For the meaning	ot this price see	consumer.vic.gov.au/	underauotina
i or the meaning		00115011101.010.900.00/	anaciquoting

Single price \$620,000

#### Median sale price

Median price	\$630,500	Pro	perty Type Uni	t	Subi	urb Malvern East
Period - From	01/10/2023	to	31/12/2023	Sou	Irce 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.

Add	dress 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

Account - Little Real Estate | P: 07 3037 0255



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