## 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

4/29 Hunter Street, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$480,000		&		\$520,000			
Median sale pr	rice							
Median price	\$800,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/01/2024	to	31/03/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	5/670 Inkerman Rd CAULFIELD NORTH 3161	\$482,500	16/06/2024
2	28/10-16 White St GLEN IRIS 3146	\$515,000	24/05/2024
3	21/579 Dandenong Rd ARMADALE 3143	\$535,000	03/06/2024

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:

19/06/2024 15:08









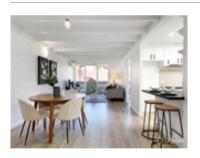
**Property Type:** Apartment Agent Comments

Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

> Indicative Selling Price \$480,000 - \$520,000 Median Unit Price March quarter 2024: \$800,000

# **Comparable Properties**





5/670 Inkerman Rd CAULFIELD NORTH 3161 Agent Comments (REI) Price: \$482,500 Method: Auction Sale Date: 16/06/2024 Property Type: Apartment

28/10-16 White St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$515,000 Method: Private Sale Date: 24/05/2024 Property Type: Apartment



21/579 Dandenong Rd ARMADALE 3143 (REI) Agent Comments



Price: \$535,000 Method: Private Sale Date: 03/06/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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