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	4/22 Brunel Street, Malvern East, VIC 3145

Indicative selling price

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

Single price		or range between	$900,000	&	$990,000

Median sale price

Median price	$ 777,500	Property type	Unit	Suburb	MALVERN EAST
Period - From	16/05/2021	to	12/11/2021	Source	core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/1415 High Street Glen Iris Vic 3146	$915,000	2021-05-28
2	7/1 Wilton Vale Crescent Malvern East Vic 3145	$945,000	2021-07-03
3	5/153-155 Finch Street Glen Iris Vic 3146	$875,000	2021-10-15

This Statement of Information was prepared on: 12/11/2021

CONSUMER AFFAIRS VICTORIA