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	1/17 Hedgeley Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $1,800,000 & $1,950,000

Median sale price

Median price $1,990,500 Property Type House Suburb Malvern East

Period - From 05/08/2020 to 04/08/2021 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	2a Aintree Rd GLEN IRIS 3146	$1,940,000	26/03/2021
2	1/6 Hope St GLEN IRIS 3146	$1,850,000	04/05/2021
3	34a Washington Av MALVERN EAST 3145	$1,815,000	10/07/2021

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: 05/08/2021 09:23

1/17 Hedgeley Avenue, Malvern East Vic 3145



3 -

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,800,000 - $1,950,000
Median House Price
05/08/2020 - 04/08/2021: $1,990,500

Comparable Properties



2a Aintree Rd GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,940,000
Method: Sold Before Auction
Date: 26/03/2021
Property Type: House (Res)
Land Size: 412 sqm approx

Agent Comments



1/6 Hope St GLEN IRIS 3146 (REI)

3 2 2

Price: $1,850,000
Method: Sold Before Auction
Date: 04/05/2021
Property Type: House (Res)

Agent Comments



34a Washington Av MALVERN EAST 3145 (REI)

3 2 2

Price: $1,815,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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