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	312/60 Belgrave Road, Malvern East Vic 3145

Indicative selling price

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

Range between $590,000 & $630,000

Median sale price

Median price $831,250 Property Type Unit Suburb Malvern East

Period - From 01/01/2021 to 31/03/2021 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	35/2-4 William St MURRUMBEENA 3163	$630,500	29/05/2021
2	102/16 Tranmere Av CARNEGIE 3163	$593,000	29/04/2021
3	303/60 Belgrave Rd MALVERN EAST 3145	$620,000	27/04/2021

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: 01/06/2021 14:21

312/60 Belgrave Road, Malvern East Vic 3145

RT Edgar

Annabelle Feng
8888 2000
0409 384 144
afeng@rtedgar.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$590,000 - $630,000
Median Unit Price
March quarter 2021: $831,250

Comparable Properties



35/2-4 William St MURRUMBEENA 3163 (REI)

2 2 1

Price: $630,500
Method: Auction Sale
Date: 29/05/2021
Property Type: Apartment

Agent Comments



102/16 Tranmere Av CARNEGIE 3163 (REI)

2 2 1

Price: $593,000
Method: Private Sale
Date: 29/04/2021
Property Type: Apartment

Agent Comments



303/60 Belgrave Rd MALVERN EAST 3145 (REI)

2 2 1

Price: $620,000
Method: Sold Before Auction
Date: 27/04/2021
Property Type: Apartment

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.