

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/3 STEELE STREET MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$799,750

Property type

Unit

Suburb

Malvern East

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

9/48-50 SERRELL STREET MALVERN EAST VIC 3145	\$817,000	29-Jan-22
2/88 PAXTON STREET MALVERN EAST VIC 3145	\$900,000	18-Dec-21
1/3 STEELE STREET MALVERN EAST VIC 3145	\$760,000	28-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 16 February 2022



**9/48-50 SERRELL STREET
MALVERN EAST VIC 3145**

2 1 1

Sold Price

RS

\$817,000

Sold Date

29-Jan-22

Distance

1.47km



**2/88 PAXTON STREET MALVERN
EAST VIC 3145**

2 1 1

Sold Price

\$900,000

Sold Date

18-Dec-21

Distance

0.65km



**1/3 STEELE STREET MALVERN
EAST VIC 3145**

2 1 1

Sold Price

\$760,000

Sold Date

28-Oct-21

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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