Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/19 Horace Street, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Single price \$599,000

Median sale price

Median price \$782,500	Pro	operty Type Uni	t	Suburb	Malvern
Period - From 01/07/202	4 to	30/09/2024	Sourc	ceREIV	

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

Address of comparable property		1 1100	Date of Sale
1	8/32 Edgar St GLEN IRIS 3146	\$605,000	26/10/2024
2	5/8 Osborne Av GLEN IRIS 3146	\$605,000	06/09/2024
3	3/10 Meredith St MALVERN 3144	\$605,000	31/08/2024

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:	30/11/2024 11:53



Date of sale



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

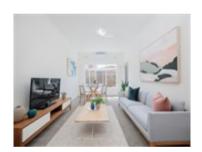
Indicative Selling Price \$599,000 **Median Unit Price** September quarter 2024: \$782,500



Property Type: Apartment

Agent Comments

Comparable Properties

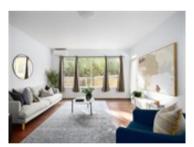


8/32 Edgar St GLEN IRIS 3146 (REI)

Price: \$605,000 Method: Auction Sale Date: 26/10/2024

Property Type: Apartment

Agent Comments



5/8 Osborne Av GLEN IRIS 3146 (REI/VG)

2



Agent Comments

Price: \$605,000

Method: Sold Before Auction

Date: 06/09/2024

Property Type: Apartment



3/10 Meredith St MALVERN 3144 (REI/VG)

Price: \$605,000 Method: Auction Sale

Date: 31/08/2024 Property Type: Apartment **Agent Comments**

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



