

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

11 Sweetbox Walk, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,400,000

Median sale price

Median price \$630,000

Property Type Unit

Suburb Malvern East

Period - From 01/07/2022

to 30/06/2023

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.

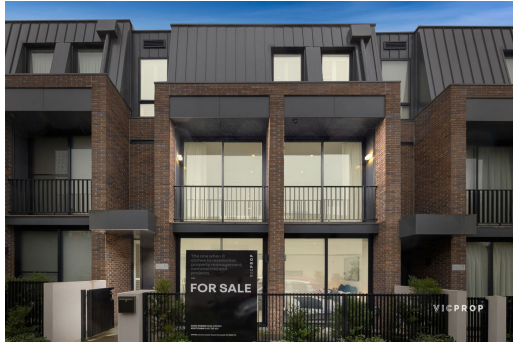
	Address of comparable property	Price	Date of sale
1	8 Eucalypt Av MALVERN EAST 3145	\$1,400,000	15/07/2023
2	11 Liquidamber PI MALVERN EAST 3145	\$1,255,000	06/05/2023
3	13 Liquidamber PI MALVERN EAST 3145	\$1,250,000	20/04/2023

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:

22/07/2023 16:06



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Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 9908 sqm approx

Agent Comments

Indicative Selling Price

\$1,400,000

Median Unit Price

Year ending June 2023: \$630,000

Comparable Properties



8 Eucalypt Av MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,400,000

Method: Private Sale

Date: 15/07/2023

Property Type: Townhouse (Res)



11 Liquidamber PI MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,255,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Townhouse (Res)



13 Liquidamber PI MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,250,000

Method: Private Sale

Date: 20/04/2023

Property Type: Townhouse (Single)

Account - VICPROP