

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

38 Winter Street, Malvern Vic 3144

Indicative selling price

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

Range between \$3,395,000

&

\$3,734,500

Median sale price

Median price \$2,850,000

Property Type House

Suburb Malvern

Period - From 01/04/2020

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	27 Cressy St MALVERN 3144	\$3,405,000	16/06/2021
2	40 Belson St MALVERN EAST 3145	\$3,610,000	10/06/2021
3	41 Elizabeth St MALVERN 3144	\$3,700,000	27/03/2021

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:

14/07/2021 10:46

38 Winter Street, Malvern Vic 3144



FISHER .
0435911161
ryanfisher@fisheraus.com.au



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$3,395,000 - \$3,734,500

Median House Price

Year ending March 2021: \$2,850,000

Comparable Properties



27 Cressy St MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$3,405,000

Method: Auction Sale

Date: 16/06/2021

Property Type: House (Res)

Land Size: 423 sqm approx



40 Belson St MALVERN EAST 3145 (REI)

Agent Comments

4 2 2

Price: \$3,610,000

Method: Private Sale

Date: 10/06/2021

Property Type: House



41 Elizabeth St MALVERN 3144 (REI)

Agent Comments

4 2 2

Price: \$3,700,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 735 sqm approx