

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

41 Victoria Road North, Malvern Vic 3144

Indicative selling price

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

Range between \$2,600,000

&

\$2,800,000

Median sale price

Median price \$2,885,000

Property Type House

Suburb Malvern

Period - From 01/01/2022

to

31/12/2022

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	19 Johnstone St MALVERN 3144	\$2,675,000	16/11/2022
2	34 Dixon St MALVERN 3144	\$2,705,000	15/10/2022
3	31 Hunter St MALVERN 3144	\$2,850,000	26/11/2022

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:

24/02/2023 10:53

41 Victoria Road North, Malvern Vic 3144



Andrew James
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Indicative Selling Price

\$2,600,000 - \$2,800,000

Median House Price

Year ending December 2022: \$2,885,000



4 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties



19 Johnstone St MALVERN 3144 (REI/VG)

Agent Comments

4 2 1

Price: \$2,675,000

Method: Private Sale

Date: 16/11/2022

Property Type: House

Land Size: 460 sqm approx



34 Dixon St MALVERN 3144 (REI/VG)

Agent Comments

4 2 1

Price: \$2,705,000

Method: Auction Sale

Date: 15/10/2022

Property Type: House (Res)

Land Size: 351 sqm approx



31 Hunter St MALVERN 3144 (REI)

Agent Comments

4 2 1

Price: \$2,850,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House

Land Size: 633 sqm approx

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



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