

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

3 Northbrook Avenue, Malvern Vic 3144

Indicative selling price

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

Single price \$3,699,000

Median sale price

Median price \$3,311,000

Property Type House

Suburb Malvern

Period - From 01/10/2021

to 30/09/2022

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	40 Lambeth Av ARMADALE 3143	\$4,000,000	08/06/2022
2	58 Claremont Av MALVERN 3144	\$3,600,000	17/09/2022
3	33 Cawkwell St MALVERN 3144	\$3,535,000	20/08/2022

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:

19/11/2022 17:23

3 Northbrook Avenue, Malvern Vic 3144

belle
PROPERTY

Walter Summons
03 9509 0411
0438 576 233

walter.summons@belleproperty.com

Indicative Selling Price

\$3,699,000

Median House Price

Year ending September 2022: \$3,311,000



 4  2  2

Property Type:

Land Size: 622 sqm approx

Agent Comments

Comparable Properties



40 Lambeth Av ARMADALE 3143 (REI/VG)

Agent Comments

 4  2  2

Price: \$4,000,000

Method: Private Sale

Date: 08/06/2022

Property Type: House (Res)

Land Size: 520 sqm approx



58 Claremont Av MALVERN 3144 (REI)

Agent Comments

 4  1  2

Price: \$3,600,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 675 sqm approx



33 Cawkwell St MALVERN 3144 (REI)

Agent Comments

 4  2  2

Price: \$3,535,000

Method: Auction Sale

Date: 20/08/2022

Property Type: House (Res)

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



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