

# 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](http://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



Walter Summons

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**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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