

# 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

26 Grace Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,400,000

&

\$2,500,000

### Median sale price

Median price \$2,680,000

Property Type House

Suburb Malvern

Period - From 01/01/2021

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	20 Valetta St MALVERN 3144	\$2,660,000	27/03/2021
2	35 Dixon St MALVERN 3144	\$2,625,000	27/02/2021
3	39 Ewart St MALVERN 3144	\$2,410,000	13/02/2021

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:

11/05/2021 16:53



 4  2  2

**Rooms:** 8  
**Property Type:** House  
**Land Size:** 334 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,400,000 - \$2,500,000  
**Median House Price**  
 March quarter 2021: \$2,680,000

## Comparable Properties



**20 Valetta St MALVERN 3144 (REI)**

Agent Comments

 4  2  1

**Price:** \$2,660,000  
**Method:** Auction Sale  
**Date:** 27/03/2021  
**Property Type:** House  
**Land Size:** 410 sqm approx



**35 Dixon St MALVERN 3144 (REI)**

Agent Comments

 3  2  -

**Price:** \$2,625,000  
**Method:** Auction Sale  
**Date:** 27/02/2021  
**Property Type:** House (Res)



**39 Ewart St MALVERN 3144 (REI/VG)**

Agent Comments

 4  3  1

**Price:** \$2,410,000  
**Method:** Private Sale  
**Date:** 13/02/2021  
**Property Type:** House  
**Land Size:** 367 sqm approx