

# 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

8 Eucalypt Avenue, Malvern East, VIC 3145

### Indicative selling price

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

Single price

\$1,400,000

or range between

&

### Median sale price

Median price

\$2,175,000

Property type

House

Suburb

MALVERN EAST

Period - From

14/07/2022

to

13/07/2023

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	16a Fisher Street Malvern East Vic 3145	\$1,443,000	2023-04-27
2	13 Washington Avenue Malvern East Vic 3145	\$1,385,000	2023-05-20
3	3/1209 Dandenong Road Malvern East Vic 3145	\$1,390,000	2023-03-25

This Statement of Information was prepared on:

14/07/2023

