

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

17 The Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,400,000

&

\$2,600,000

Median sale price

Median price \$2,096,000

Property Type House

Suburb Malvern East

Period - From 01/10/2022

to

30/09/2023

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	8 Kardinia Rd GLEN IRIS 3146	\$2,500,000	29/06/2023
2	36 Kerferd Rd GLEN IRIS 3146	\$2,485,000	14/09/2023
3			

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:

20/11/2023 13:53

**Rooms:** 4**Property Type:** House (Res)**Land Size:** 859 sqm approx**Agent Comments****Indicative Selling Price**

\$2,400,000 - \$2,600,000

Median House Price

Year ending September 2023: \$2,096,000

Comparable Properties

**8 Kardinia Rd GLEN IRIS 3146 (REI/VG)****Agent Comments****Price:** \$2,500,000**Method:** Auction Sale**Date:** 29/06/2023**Property Type:** House (Res)**Land Size:** 780 sqm approx**36 Kerferd Rd GLEN IRIS 3146 (REI)****Agent Comments****Price:** \$2,485,000**Method:** Sold Before Auction**Date:** 14/09/2023**Property Type:** House (Res)**Land Size:** 557 sqm approx

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.

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