

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 2a Lawnhill Road, Malvern Vic 3144

Indicative selling price

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

Range between \$4,000,000 & \$4,400,000

Median sale price

Median price \$3,265,000 Property type Townhouse Suburb Malvern

Period - From 01/01/2024 to 31/03/2024 Source REIV

Comparable property sales

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
|--------------------------------|-------|--------------|

| | | |
|-----------------------------|-------------|------------|
| 25 Mayfield Av MALVERN 3144 | \$4,200,000 | 27/04/2024 |
|-----------------------------|-------------|------------|

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: 04/07/2024