

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

2 Rushmead Street, Malvern Vic 3144

Indicative selling price

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

Single price

\$2,750,000

Median sale price

Median price

\$3,265,000

Property Type

House

Suburb

Malvern

Period - From

01/01/2024

to

31/03/2024

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	30 Warner St MALVERN 3144	\$2,882,000	14/03/2024
2	31 Glendearg Gr MALVERN 3144	\$2,860,000	02/03/2024
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:

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Jesse Jones
03 9068 4850
0434 055 212

jesse@whitefoxrealestate.com.au

Indicative Selling Price

\$2,750,000

Median House Price

March quarter 2024: \$3,265,000



4 2 1

Property Type: House
Land Size: 468 sqm approx
Agent Comments

Comparable Properties



30 Warner St MALVERN 3144 (REI/VG)

Agent Comments

4 2 2

Price: \$2,882,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House (Res)
Land Size: 400 sqm approx



31 Glendearg Gr MALVERN 3144 (REI)

Agent Comments

4 2 1

Price: \$2,860,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 513 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.