

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

1872A Malvern Road, Malvern East, VIC 3145

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$2,105,500

Property Type

House

Suburb

Malvern east

Period - From

09/06/2024

to

08/12/2024

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen 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	1b Ramona Avenue Malvern East Vic 3145	\$1,410,000	2024-08-17
2	1a Millewa Avenue Malvern East Vic 3145	\$1,575,000	2024-08-16
3	5/424 Waverley Road Malvern East Vic 3145	\$1,475,000	2024-12-07

This Statement of Information was prepared on:

09/12/2024