

# 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

7/8 Burke Road, 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)

Range between \$450,000 & \$495,000

### Median sale price

Median price \$591,250 Property Type Unit Suburb Malvern East

Period - From 01/07/2023 to 30/06/2024 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 | 5/21 Shepparson Av CARNEGIE 3163 | \$480,000 | 29/09/2024   |
| 2 | 8/5 Wattle Av GLEN HUNTLY 3163   | \$470,000 | 27/07/2024   |
| 3 | 3/17 Fisher St MALVERN EAST 3145 | \$492,000 | 07/06/2024   |

**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:

04/10/2024 08:54



2   1   1

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$450,000 - \$495,000

**Median Unit Price**

Year ending June 2024: \$591,250

## Comparable Properties



**5/21 Shepparson Av CARNEGIE 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$480,000

**Method:** Auction Sale

**Date:** 29/09/2024

**Property Type:** Apartment



**8/5 Wattle Av GLEN HUNTLY 3163 (REI)**

**Agent Comments**

2   1   1

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 27/07/2024

**Property Type:** Apartment



**3/17 Fisher St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$492,000

**Method:** Private Sale

**Date:** 07/06/2024

**Property Type:** Unit

**Account - Little Real Estate** | P: 07 3037 0255