

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

2/59 CAWKWELL STREET MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Malvern

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

1/58 CAWKWELL STREET MALVERN VIC 3144	\$671,000	22-Sep-23
6/23 AINTREE ROAD GLEN IRIS VIC 3146	\$630,000	14-Oct-23
2/1A CRESSY STREET MALVERN VIC 3144	\$630,400	18-Nov-23

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 6 months.

This Statement of Information was prepared on: 24 February 2024

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**1/58 CAWKWELL STREET
 MALVERN VIC 3144**

2 1 -

Sold Price **\$671,000** Sold Date **22-Sep-23**

Distance **0.06km**



**6/23 AINTREE ROAD GLEN IRIS
 VIC 3146**

2 1 1

Sold Price **\$630,000** Sold Date **14-Oct-23**

Distance **0.41km**



**2/1A CRESSY STREET MALVERN
 VIC 3144**

2 1 2

Sold Price **\$630,400** Sold Date **18-Nov-23**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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