

# 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 28 Claremont Avenue, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,900,000 & \$3,080,000

### Median sale price

Median price \$2,500,000 Property type House Suburb Malvern

Period - From 01/07/2020 to 30/09/2020 Source REIV

### Comparable property sales

Address of comparable property	Price	Date of sale
27 Union Street, Armadale	\$3,000,000	08/05/2020

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: 14 October 2020