

# 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

4/23 Raleigh Street, 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 \$595,000 & \$650,000

### Median sale price

Median price \$750,000 Property Type Unit Suburb Malvern

Period - From 01/01/2023 to 31/12/2023 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	3/5 Denbigh Rd ARMADALE 3143	\$640,000	21/11/2023
2	2/1a Cressy St MALVERN 3144	\$630,400	18/11/2023
3	7/23 Raleigh St MALVERN 3144	\$590,000	26/11/2023

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:

23/01/2024 14:17

4/23 Raleigh Street, Malvern Vic 3144

**belle**  
PROPERTY

Lauchlan Waterfield  
03 9509 0411  
0422 290 489

lauchlan.waterfield@belleproperty.com

**Indicative Selling Price**

\$595,000 - \$650,000

**Median Unit Price**

Year ending December 2023: \$750,000



2   1   1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**3/5 Denbigh Rd ARMADALE 3143 (REI)**

Agent Comments

2   1   1

**Price:** \$640,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** Apartment



**2/1a Cressy St MALVERN 3144 (REI)**

Agent Comments

2   1   2

**Price:** \$630,400

**Method:** Auction Sale

**Date:** 18/11/2023

**Property Type:** Apartment



**7/23 Raleigh St MALVERN 3144 (REI)**

Agent Comments

2   1   1

**Price:** \$590,000

**Method:** Sold After Auction

**Date:** 26/11/2023

**Property Type:** Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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