

# 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

33 Ardrie 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 \$2,000,000

&

\$2,200,000

### Median sale price

Median price \$1,930,000

Property Type House

Suburb Malvern East

Period - From 14/01/2020

to

13/01/2021

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	19 Albert St MALVERN EAST 3145	\$2,200,000	26/10/2020
2	388 Waverley Rd MALVERN EAST 3145	\$2,170,000	21/11/2020
3	29 Macgregor St MALVERN EAST 3145	\$2,125,000	07/11/2020

**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:

14/01/2021 11:38

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**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

14/01/2020 - 13/01/2021: \$1,930,000



 4  2  2

**Rooms:** 6

**Property Type:** House / Land

**Land Size:** 635 sqm approx

Agent Comments

## Comparable Properties



**19 Albert St MALVERN EAST 3145 (REI)**

Agent Comments

 4  3  3

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 26/10/2020

**Property Type:** House

**Land Size:** 650 sqm approx



**388 Waverley Rd MALVERN EAST 3145 (REI)**

Agent Comments

 4  2  3

**Price:** \$2,170,000

**Method:** Auction Sale

**Date:** 21/11/2020

**Property Type:** House (Res)



**29 Macgregor St MALVERN EAST 3145 (REI)**

Agent Comments

 4  3  2

**Price:** \$2,125,000

**Method:** Auction Sale

**Date:** 07/11/2020

**Property Type:** House (Res)