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

1144 Malvern Road, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$2,400,000		&		\$2,600,000				
Median sale price									
Median price	\$2,925,000	Pro	operty Type	Hou	se		Suburb	Malvern	
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	554 Orrong Rd ARMADALE 3143	\$2,650,000	24/10/2024
2	308 Glenferrie Rd MALVERN 3144	\$2,600,000	26/09/2024
3	1532-1534 Malvern Rd GLEN IRIS 3146	\$2,340,000	03/09/2024

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:

27/11/2024 10:40









Property Type: House Land Size: 570 sqm approx Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price September quarter 2024: \$2,925,000

Comparable Properties

	554 Orrong Rd ARMADALE 3143 (REI) 4 3 2 Price: \$2,650,000 Method: Expression of Interest Date: 24/10/2024 Property Type: House (Res) Land Size: 458 sqm approx	Agent Comments
Sold	308 Glenferrie Rd MALVERN 3144 (REI) Image: 1 3 Image: 2 Image: 2 Price: \$2,600,000 Method: Private Sale Date: 26/09/2024 Property Type: House (Res)	Agent Comments
	1532-1534 Malvern Rd GLEN IRIS 3146 (REI) 4 3 2 Price: \$2,340,000 Method: Private Sale Date: 03/09/2024 Property Type: House Land Size: 869 sqm approx	Agent Comments

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



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