

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

3/58 Cawkwell Street, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000

&

\$600,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Malvern

Period - From 12/04/2021

to

11/04/2022

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	2/58 Cawkwell St MALVERN 3144	\$632,000	08/12/2021
2	1/4 Osborne Av GLEN IRIS 3146	\$600,000	09/12/2021
3	6/17 Belmont Av GLEN IRIS 3146	\$590,000	22/10/2021

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:

12/04/2022 10:16



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

12/04/2021 - 11/04/2022: \$740,000

Comparable Properties



2/58 Cawkwell St MALVERN 3144 (REI/VG)

 2  1  1

Price: \$632,000

Method: Private Sale

Date: 08/12/2021

Property Type: Apartment

Agent Comments

The most recent disclosed/reported sale result in the building at the time of this SOI being created. This apartment has a more recent renovation.



1/4 Osborne Av GLEN IRIS 3146 (REI/VG)

 2  1  1

Price: \$600,000

Method: Private Sale

Date: 09/12/2021

Property Type: Apartment

Agent Comments



6/17 Belmont Av GLEN IRIS 3146 (REI/VG)

 2  1  1

Price: \$590,000

Method: Private Sale

Date: 22/10/2021

Property Type: Apartment

Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199