Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/58 Cawkwell Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$560,000		&		\$600,000			
Median sale p	rice							
Median price	\$740,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	12/04/2021	to	11/04/2022		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	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







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)



Price: \$632,000 Method: Private Sale Date: 08/12/2021 Property Type: Apartment

Agent Comments

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)



Property Type: Apartment

Price: \$600,000 Method: Private Sale Date: 09/12/2021

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



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



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