

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

7 Devonshire Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,950,000

&

\$2,100,000

Median sale price

Median price

\$2,000,800

Property Type

House

Suburb

Malvern East

Period - From

01/07/2022

to

30/06/2023

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	30 Aintree Rd GLEN IRIS 3146	\$1,976,000	06/05/2023
2	5 Elizabeth St MALVERN 3144	\$1,985,000	12/04/2023
3	1 Bonview Rd MALVERN 3144	\$2,175,000	20/05/2023

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:

14/08/2023 16:26



 3  2  1

Property Type: House (Res)
Land Size: 365 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
Year ending June 2023: \$2,000,800

Comparable Properties



30 Aintree Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  1  -

Price: \$1,976,000
Method: Auction Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 330 sqm approx



5 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments

 3  1  3

Price: \$1,985,000
Method: Sold Before Auction
Date: 12/04/2023
Property Type: House (Res)
Land Size: 378 sqm approx



1 Bonview Rd MALVERN 3144 (REI)

Agent Comments

 3  2  2

Price: \$2,175,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 370 sqm approx