

# 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

36 Alice Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,350,000

&

\$2,450,000

### Median sale price

Median price \$2,885,000

Property Type House

Suburb Malvern

Period - From 01/01/2022

to 31/12/2022

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	1305 High St MALVERN 3144	\$2,360,000	12/11/2022
2	21 Wattletree Rd ARMADALE 3143	\$2,350,000	24/11/2022
3			

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:

30/03/2023 13:43

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**Indicative Selling Price**

\$2,350,000 - \$2,450,000

**Median House Price**

Year ending December 2022: \$2,885,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 365 sqm approx

**Agent Comments**

## Comparable Properties



**1305 High St MALVERN 3144 (REI/VG)**

**Agent Comments**



**Price:** \$2,360,000

**Method:** Auction Sale

**Date:** 12/11/2022

**Property Type:** House (Res)

**Land Size:** 274 sqm approx



**21 Wattletree Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**



**Price:** \$2,350,000

**Method:** Private Sale

**Date:** 24/11/2022

**Property Type:** House

**Land Size:** 559 sqm approx

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.