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

6/25 The Avenue Avenue, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$245,000		&		\$269,000			
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	01/01/2024	to	31/03/2024		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.

Ado	dress of comparable property	Price	Date of sale
1	12/25 Clarence St MALVERN EAST 3145	\$311,000	24/01/2024
2	6/11 Adelaide St MURRUMBEENA 3163	\$280,000	19/02/2024
3	12/1555 High St GLEN IRIS 3146	\$260,000	03/01/2024

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:

04/05/2024 15:29







Property Type: Agent Comments Indicative Selling Price \$245,000 - \$269,000 Median Unit Price March quarter 2024: \$610,000

Comparable Properties



 12/25 Clarence St MALVERN EAST 3145
 Agent Comments

 (REI/VG)
 Image: 1

 1
 Image: 1



Price: \$311,000 Method: Private Sale Date: 24/01/2024 Property Type: Unit

6/11 Adelaide St MURRUMBEENA 3163 (REI) Agent Comments



Price: \$280,000 Method: Private Sale Date: 19/02/2024 Property Type: Unit



12/1555 High St GLEN IRIS 3146 (REI)



Price: \$260,000 Method: Private Sale

Method: Private Sale Date: 03/01/2024 Property Type: Apartment

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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Agent Comments