

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

1/20 Johnstone Street, Malvern Vic 3144

Indicative selling price

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

Range between \$475,000

&

\$520,000

Median sale price

Median price \$745,000

Property Type Unit

Suburb Malvern

Period - From 01/10/2022

to

30/09/2023

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	6/32 Edgar St GLEN IRIS 3146	\$508,000	20/07/2023
2	4/579 Dandenong Rd ARMADALE 3143	\$520,000	28/06/2023
3	10/1 Duncraig Av ARMADALE 3143	\$528,000	16/05/2023

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:

16/10/2023 10:30

1/20 Johnstone Street, Malvern Vic 3144



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$475,000 - \$520,000

Median Unit Price

Year ending September 2023: \$745,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



6/32 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$508,000

Method: Private Sale

Date: 20/07/2023

Property Type: Apartment



4/579 Dandenong Rd ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$520,000

Method: Private Sale

Date: 28/06/2023

Property Type: Apartment



10/1 Duncraig Av ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$528,000

Method: Private Sale

Date: 16/05/2023

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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