

# 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 6/35-37 Winter 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 \$670,000 & \$737,000

### Median sale price

Median price \$668,000 Property Type Unit Suburb Malvern

Period - From 01/10/2024 to 31/12/2024 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	7/31 Claremont Av MALVERN 3144	\$720,000	24/10/2024
2	4/41 Sutherland Rd ARMADALE 3143	\$675,000	19/10/2024
3	6/35 Winter St MALVERN 3144	\$720,000	23/03/2022

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: 28/01/2025 12:28



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**Property Type:** Apartment (Strata)

**Land Size:** 75 sqm approx

Agent Comments

**Indicative Selling Price**

\$670,000 - \$737,000

**Median Unit Price**

December quarter 2024: \$668,000

## Comparable Properties



**7/31 Claremont Av MALVERN 3144 (REI/VG)**

Agent Comments

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**Price:** \$720,000

**Method:** Private Sale

**Date:** 24/10/2024

**Property Type:** Unit



**4/41 Sutherland Rd ARMADALE 3143 (REI/VG)**

Agent Comments

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**Price:** \$675,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** Unit



**6/35 Winter St MALVERN 3144 (REI/VG)**

Agent Comments

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**Price:** \$720,000

**Method:** Private Sale

**Date:** 23/03/2022

**Property Type:** Apartment

Account - Thomson | P: 03 95098244 | F: 95009693



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