

## 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

71 Jordan 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,400,000

&

\$2,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,635,000

Property type

House

Suburb

Malvern

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

### 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 6 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

5 Soudan Street Malvern VIC 3144	\$2,700,000	11-Feb-21
3 John Street Malvern East VIC 3145	\$2,525,000	15-Dec-20
39 Ewart Street Malvern VIC 3144	\$2,410,000	05-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 06 April 2021

**5 Soudan Street Malvern VIC 3144**Sold Price <sup>RS</sup> **\$2,700,000** <sup>UN</sup> Sold Date **11-Feb-21**

4 2 2

Distance **0.86km****3 John Street Malvern East VIC 3145**Sold Price **\$2,525,000** Sold Date **15-Dec-20**

4 2 2

Distance **1.65km****39 Ewart Street Malvern VIC 3144**Sold Price **\$2,410,000** Sold Date **05-Feb-21**

4 - -

Distance **1.19km****RS** = Recent sale**UN** = Undisclosed Sale

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