

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

5/23-25 Raleigh Street, Malvern Vic 3144

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$715,000 Property Type Unit Suburb Malvern

Period - From 01/04/2020 to 31/03/2021 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	8/15 Egerton Rd ARMADALE 3143	\$542,000	04/12/2020
2	6/14 Edgar St GLEN IRIS 3146	\$565,000	17/04/2021
3	7/26 Mcarthur St MALVERN 3144	\$572,500	13/11/2020

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:

12/05/2021 17:18

5/23-25 Raleigh Street, Malvern Vic 3144

Lauchlan Waterfield

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lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$520,000 - \$560,000

Median Unit Price

Year ending March 2021: \$715,000



2 1 1

Property Type: Flat

Agent Comments

Comparable Properties



8/15 Egerton Rd ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$542,000

Method: Sale

Date: 04/12/2020

Property Type: Strata Unit/Flat



6/14 Edgar St GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$565,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Apartment



7/26 Mcarthur St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$572,500

Method: Private Sale

Date: 13/11/2020

Property Type: Apartment

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