

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

7/1810 MALVERN ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Nov 2022

to

31 Oct 2023

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

202/1789 MALVERN ROAD GLEN IRIS VIC 3146	\$985,000	26-Jul-23
7/12 ARAWATTA STREET CARNEGIE VIC 3163	\$953,888	10-Jun-23
4/1810 MALVERN ROAD MALVERN EAST VIC 3145	\$935,000	15-May-23

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: 13 November 2023


**202/1789 MALVERN ROAD GLEN
IRIS VIC 3146**

 3
  2
  2

Sold Price

\$985,000

Sold Date

26-Jul-23

Distance

0.73km

**7/12 ARAWATTA STREET
CARNEGIE VIC 3163**

 3
  3
  1

Sold Price

\$953,888

Sold Date

10-Jun-23

Distance

1.78km

**4/1810 MALVERN ROAD MALVERN
EAST VIC 3145**

 3
  2
  2

Sold Price

\$935,000

Sold Date

15-May-23

Distance

0.03km
RS = Recent sale

UN = Undisclosed Sale

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