

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

58 Belgrave Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,980,000

&

\$2,100,000

Median sale price

Median price \$2,101,000

Property Type House

Suburb Malvern East

Period - From 16/02/2023

to

15/02/2024

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	353 Wattletree Rd MALVERN EAST 3145	\$2,525,000	16/12/2023
2	27 The Avenue MALVERN EAST 3145	\$2,330,000	15/11/2023
3	16 Tooronga Rd MALVERN EAST 3145	\$1,995,000	06/02/2024

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:

16/02/2024 11:30



4 2 4

Property Type: House (Res)

Land Size: 766 sqm approx

Agent Comments

Indicative Selling Price

\$1,980,000 - \$2,100,000

Median House Price

16/02/2023 - 15/02/2024: \$2,101,000

Comparable Properties



353 Wattletree Rd MALVERN EAST 3145 (REI) Agent Comments

4 2 3

Price: \$2,525,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 620 sqm approx



27 The Avenue MALVERN EAST 3145 (REI) Agent Comments

4 2 2

Price: \$2,330,000

Method: Private Sale

Date: 15/11/2023

Property Type: House (Res)

Land Size: 604 sqm approx



16 Tooronga Rd MALVERN EAST 3145 (REI) Agent Comments

3 2 2

Price: \$1,995,000

Method: Private Sale

Date: 06/02/2024

Property Type: House

Land Size: 711 sqm approx