

# 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 23 Kerferd Street, Malvern East

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$4,600,000 & \$5,060,000

### Median sale price

Median price \$1,810,000 Property type House Suburb Malvern East

Period - From 1/10/2019 to 31/12/2019 Source REIV

### Comparable property sales

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. 90 Stanhope Street, Malvern East	\$5,551,000	24/10/2019
2. 12 Central Park Road, Malvern East	\$4,700,000	19/10/2019
3. 42 Central Park Road, Malvern East	\$4,700,000	21/09/2019

This Statement of Information was prepared on: 11<sup>th</sup> November, 2019