

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

1774-1776 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$2,089,444

Property Type House

Suburb Malvern East

Period - From 01/07/2023

to

30/09/2023

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	209 Glen Iris Rd GLEN IRIS 3146	\$2,462,000	14/10/2023
3	18 Serrell St MALVERN EAST 3145	\$2,202,000	21/10/2023

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:

11/01/2024 13:57



5 2 3

Property Type: House
Land Size: 698 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
September quarter 2023: \$2,089,444

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



209 Glen Iris Rd GLEN IRIS 3146 (REI) **Agent Comments**

4 2 2

Price: \$2,462,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 678 sqm approx



18 Serrell St MALVERN EAST 3145 (REI/VG) **Agent Comments**

4 2 2

Price: \$2,202,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 442 sqm approx

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