

# 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

68 Argyll Street, Malvern East, VIC 3145

### Indicative selling price

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

Single price

or range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,917,500

Property type

House

Suburb

MALVERN EAST

Period - From

24/02/2021

to

23/08/2021

Source

core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	70 Argyll Street Malvern East Vic 3145	\$1,410,000	2021-06-24
2	16 Ivanhoe Grove Malvern East Vic 3145	\$1,485,000	2021-05-12
3	13 Argyll Street Malvern East Vic 3145	\$1,440,000	2021-03-27

This Statement of Information was prepared on:

23/08/2021

