

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

3/1975 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,450,000

&

\$1,535,000

Median sale price

Median price \$2,050,000

Property Type House

Suburb Malvern East

Period - From 01/01/2024

to

31/03/2024

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	1/40 Brunel St MALVERN EAST 3145	\$1,549,000	06/03/2024
2	1/29 Beatty Cr ASHBURTON 3147	\$1,545,000	23/03/2024
3	2/66 Burke Rd MALVERN EAST 3145	\$1,500,000	07/03/2024

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:

15/04/2024 15:54

3/1975 Malvern Road, Malvern East Vic 3145



Walter Summons

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Indicative Selling Price

\$1,450,000 - \$1,535,000

Median House Price

March quarter 2024: \$2,050,000



4 3 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



1/40 Brunel St MALVERN EAST 3145 (REI)

Agent Comments

3 1 2

Price: \$1,549,000

Method: Private Sale

Date: 06/03/2024

Property Type: House (Res)

Land Size: 295 sqm approx



1/29 Beatty Cr ASHBURTON 3147 (REI)

Agent Comments

3 2 3

Price: \$1,545,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



2/66 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,500,000

Method: Private Sale

Date: 07/03/2024

Property Type: House

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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