## 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	3/1975 Malvern Road, Malvern East Vic 3145
Including suburb and	
postcode	
9	

#### Indicative selling price

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

Range between \$1,450,000 & \$1,535,000	Range between	\$1,450,000	&	\$1,535,000
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#### Median sale price

Median price	\$2,050,000	Pro	perty 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

Add	dress 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 comparableproperties 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





Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

**Agent Comments** 

Agent Comments

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**Indicative Selling Price** \$1,450,000 - \$1,535,000 **Median House Price** March quarter 2024: \$2,050,000



Property Type: Townhouse

(Single)

**Agent Comments** 

## Comparable Properties



1/40 Brunel St MALVERN EAST 3145 (REI)



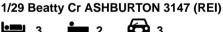


Price: \$1,549,000 Method: Private Sale Date: 06/03/2024

Property Type: House (Res) Land Size: 295 sqm approx







Price: \$1,545,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res)

2/66 Burke Rd MALVERN EAST 3145 (REI)





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



