

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

20 Gordon Grove, Malvern Vic 3144

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,900,000 Property Type House Suburb Malvern

Period - From 01/04/2024 to 30/06/2024 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	6 Sutherland Rd ARMADALE 3143	\$2,380,000	25/05/2024
2	9 Victoria Rd MALVERN 3144	\$2,375,000	20/04/2024
3	9 Victoria Rd.S MALVERN 3144	\$2,375,000	20/04/2024

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:

21/08/2024 12:51



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Property Type: House (Res)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

June quarter 2024: \$2,900,000

Comparable Properties



6 Sutherland Rd ARMADALE 3143 (REI)

Agent Comments

4 2 1

Price: \$2,380,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 468 sqm approx



9 Victoria Rd MALVERN 3144 (VG)

Agent Comments

4 - -

Price: \$2,375,000

Method: Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 460 sqm approx



9 Victoria Rd.S MALVERN 3144 (REI)

Agent Comments

4 1 2

Price: \$2,375,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 479 sqm approx

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