

# 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 Ferncroft Avenue, 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)

Range between \$2,500,000

&

\$2,750,000

### Median sale price

Median price \$1,981,000

Property Type House

Suburb Malvern East

Period - From 01/04/2020

to 31/03/2021

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	2 Wynyeh St MALVERN EAST 3145	\$2,700,000	19/02/2021
2	4 Tollington Av MALVERN EAST 3145	\$2,600,000	01/12/2020
3	1/24 Ferncroft Av MALVERN EAST 3145	\$2,500,000	06/03/2021

**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:

03/05/2021 13:29

Greg Bowring

9805 1111

0400 641 580

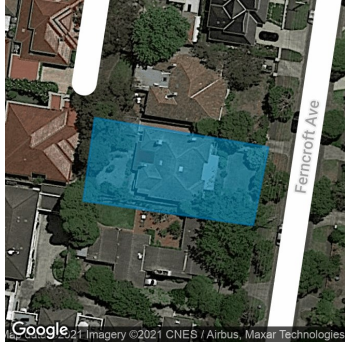
gbowring@woodards.com.au

**Indicative Selling Price**

\$2,500,000 - \$2,750,000

**Median House Price**

Year ending March 2021: \$1,981,000



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 733 sqm approx

Agent Comments

## Comparable Properties



**2 Wynyeh St MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$2,700,000

**Method:** Sold Before Auction

**Date:** 19/02/2021

**Property Type:** House (Res)

**Land Size:** 582 sqm approx



**4 Tollington Av MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$2,600,000

**Method:** Auction Sale

**Date:** 01/12/2020

**Property Type:** House (Res)

**Land Size:** 929 sqm approx



**1/24 Ferncroft Av MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$2,500,000

**Method:** Auction Sale

**Date:** 06/03/2021

**Property Type:** House (Res)