

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

4/30 Oak Grove, Malvern East Vic 3145

Indicative selling price

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

Single price

\$235,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Malvern East

Period - From

01/10/2024

to

31/12/2024

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	2/30 Oak Gr MALVERN EAST 3145	\$245,000	05/12/2024
2	8/18 Park Cr CAULFIELD NORTH 3161	\$247,500	30/11/2024
3	411/9 Morton Av CARNEGIE 3163	\$230,000	27/11/2024

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:

30/01/2025 08:54



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/30 Oak Gr MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$245,000

Method: Private Sale

Date: 05/12/2024

Property Type: Apartment



8/18 Park Cr CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$247,500

Method: Private Sale

Date: 30/11/2024

Property Type: Unit



411/9 Morton Av CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$230,000

Method: Private Sale

Date: 27/11/2024

Property Type: Studio Apartment