

# 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 4/12 illowa Street, 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)

Single price or range between \$550,000 & \$600,000

### Median sale price

Median price \$873,750 Property type Unit Suburb MALVERN EAST

Period - From 21/10/2021 to 19/04/2022 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 103/12 Illowa Street Malvern East Vic 3145	\$590,000	2021-12-15
2 5/33 Paxton Street Malvern East Vic 3145	\$575,999	2022-03-11
3 4/33 Paxton Street Malvern East Vic 3145	\$575,999	2022-03-11

This Statement of Information was prepared on: 19/04/2022

