

## 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

1/23 CARRUM 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) (\*Delete single price or range as applicable)

Single Price

\$1,980,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

1/1 WOOLERT STREET ASHWOOD VIC 3147	\$1,656,000	15-Sep-24
2/3 ISLAY COURT MOUNT WAVERLEY VIC 3149	\$1,760,000	16-Feb-24
18B DRAPER STREET MCKINNON VIC 3204	\$1,956,000	01-Jul-24

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 6 months.~~

This Statement of Information was prepared on: 18 September 2024



**1/1 WOOLERT STREET ASHWOOD  
VIC 3147**

4 4 2

Sold Price <sup>RS</sup> **\$1,656,000** Sold Date **15-Sep-24**

Distance **2.56km**



**2/3 ISLAY COURT MOUNT  
WAVERLEY VIC 3149**

4 4 2

Sold Price **\$1,760,000** Sold Date **16-Feb-24**

Distance **3.2km**



**18B DRAPER STREET MCKINNON  
VIC 3204**

4 4 2

Sold Price <sup>RS</sup> **\$1,956,000** Sold Date **01-Jul-24**

Distance **3.84km**

RS = Recent sale

UN = Undisclosed Sale

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