

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 18 Oak Grove, Malvern East VIC 3145

Indicative selling price

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

Range between \$2,500,000 & \$2,650,000

Median sale price

Median price \$2,250,000 Property type House Suburb Malvern East

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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 Courang Road, Glen Iris	\$2,700,000	04/03/2023
22 Warida Avenue, Malvern East	\$2,622,500	08/12/2022
7 Courang Road, Glen Iris	\$2,500,000	03/12/2022

This Statement of Information was prepared on: 25 March 2023