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	39 Summerhill Avenue, Malvern East Vic 3145
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$2,060,000	Pro	perty Type	House		Suburb	Malvern East
Period - From	01/10/2023	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	14 Millewa Av MALVERN EAST 3145	\$2,040,000	12/10/2024
2	9 Oak Gr MALVERN EAST 3145	\$2,111,000	16/09/2024
3	8 Muswell Hill GLEN IRIS 3146	\$2,200,000	14/09/2024

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:	06/01/2025 11:52





Anthony Sansalone 9573 6100 0432 045 589 anthonysansalone@jelliscraig.com.au

> Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price

Year ending September 2024: \$2,060,000



Property Type: House Land Size: 650 sqm approx

Comparable Properties



14 Millewa Av MALVERN EAST 3145 (REI/VG)

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Price: \$2,040,000
Method: Auction Sale
Date: 12/10/2024

Property Type: House (Res) **Land Size:** 702 sqm approx

Agent Comments



9 Oak Gr MALVERN EAST 3145 (REI/VG)

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Agent Comments

Price: \$2,111,000 Method: Private Sale Date: 16/09/2024 Property Type: House Land Size: 697 sqm approx



8 Muswell Hill GLEN IRIS 3146 (REI)

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Date: 14/09/2024

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Price: \$2,200,000
Method: Auction Sale

Property Type: House (Res) **Land Size:** 708 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9593 4500





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