

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

2/13-15 Arcadia Avenue, Malvern East VIC 3145

Indicative selling price

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

Range between

\$640,000

&

\$700,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Malvern East

Period - From

16/07/2024

to

14/01/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
1/9 Carrum Street Malvern East VIC 3145	\$715,000	21/10/2024
13/1328 Dandenong Road Hughesdale VIC 3166	\$684,000	20/08/2024
9/122 Atherton Road Oakleigh VIC 3166	\$662,000	15/11/2024

This Statement of Information was prepared on:

16/01/2025