

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

6/1810 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$890,000 & \$940,000

Median sale price

Median price \$1,242,000 Property Type Townhouse Suburb Malvern East

Period - From 21/03/2022 to 20/03/2023 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.

	Address of comparable property	Price	Date of sale
1	6/2 Victor Rd GLEN IRIS 3146	\$1,485,000	21/01/2023
2	2/76 Darling Rd MALVERN EAST 3145	\$1,208,000	18/02/2023
3	4/10 Burke Rd MALVERN EAST 3145	\$1,030,000	24/11/2022

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:

21/03/2023 10:54



3 3 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$890,000 - \$940,000

Median Townhouse Price

21/03/2022 - 20/03/2023: \$1,242,000

Comparable Properties



6/2 Victor Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,485,000

Method: Sold Before Auction

Date: 21/01/2023

Property Type: Townhouse (Res)



2/76 Darling Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,208,000

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)



4/10 Burke Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,030,000

Method: Sold Before Auction

Date: 24/11/2022

Property Type: Townhouse (Res)