

# 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

14/9 Ascot Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$409,000

### Median sale price

Median price \$747,500

Property Type Unit

Suburb Malvern

Period - From 01/04/2023

to 31/03/2024

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.

	Address of comparable property	Price	Date of sale
1	1/55 Northcote Rd ARMADALE 3143	\$422,500	15/03/2024
2	15/47 Kooyong Rd ARMADALE 3143	\$415,000	08/03/2024
3	9/37 Wheatland Rd MALVERN 3144	\$405,000	17/05/2024

**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:

24/05/2024 15:15



**Property Type:** Unit

Agent Comments

## Comparable Properties



1/55 Northcote Rd ARMADALE 3143 (REI)

Agent Comments



**Price:** \$422,500

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** Apartment



15/47 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 08/03/2024

**Property Type:** Apartment



9/37 Wheatland Rd MALVERN 3144 (REI)

Agent Comments



**Price:** \$405,000

**Method:** Private Sale

**Date:** 17/05/2024

**Property Type:** Apartment