# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 14/9 Ascot Street, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.gov.a	u/underquot	ting					
Single price	e \$409,000									
Median sale price										
Median price	\$747,500	Pro	Property Type Unit			Suburb	Malvern			
Period - From	01/04/2023	to	31/03/2024	So	urce	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.

Ado	dress 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 Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$409,000 Median Unit Price Year ending March 2024: \$747,500

# **Comparable Properties**



1/55 Northcote Rd ARMADALE 3143 (REI)



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

Agent Comments

Price: \$405,000 Method: Private Sale Date: 17/05/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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