

575m<sup>2</sup>  
(approx.)

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

24 Hughes Street,  
MALVERN EAST 3145

### Indicative selling price

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

**Single price \$1,750,000**

### Median sale price

Median **House** for **MALVERN EAST** for period **Mar 2018 - Mar 2018**

Sourced from **Realestate.com.au**.

**\$1,850,000**

### Comparable property sales

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 the most comparable to the property for sale.

**58 Macgregor Street,**  
Malvern East 3145

**Price \$2,560,000** Sold 24  
March 2018

**25 Hughes Street,**  
Malvern East 3145

**Price \$2,225,000** Sold 02  
December 2017

**29 Macgregor Street,**  
Malvern East 3145

**Price \$2,180,000** Sold 11  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

**Stockdale  
& Leggo**  
House **Stockdale & Leggo**

#### Stockdale & Leggo Caulfield

1158 Glenhuntly Road,  
Glen Huntly VIC 3163

#### Contact agents



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