

# 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

4/19 Fisher Street, Malvern East Vic 3145

### Indicative selling price

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

Range between \$500,000 & \$550,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2024 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	1/37-39 Fisher St MALVERN EAST 3145	\$592,500	10/02/2024
2	4/6 Langville Ct MALVERN EAST 3145	\$575,000	28/02/2024
3	409/2 Caulfield Blvd CAULFIELD NORTH 3161	\$560,500	09/03/2024

**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:

24/04/2024 15:13



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**1/37-39 Fisher St MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$592,500

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Apartment



**4/6 Langville Ct MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$575,000

**Method:** Private Sale

**Date:** 28/02/2024

**Property Type:** Apartment



**409/2 Caulfield Blvd CAULFIELD NORTH 3161 (REI)**

Agent Comments



**Price:** \$560,500

**Method:** Auction Sale

**Date:** 09/03/2024

**Property Type:** Apartment

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