## Statement of Information

## Single residential property located in the Melbourne metropolitan area

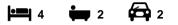
## Section 47AF of the Estate Agents Act 1980

Property offered for sale									
Address Including suburb and postcode 25 Mayfield Avenue, Malvern Vic 3144									
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$4,		\$4,000,000		&	\$4,400	\$4,400,000			
Median sale price									
Medi	ian price	\$2,800,000	Pr	operty Type H	louse		Suburb	Malvern	
Period	d - From	01/01/2023	to	31/12/2023		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							P	rice	Date of sale
1									
2									
3									
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.								
		Thie S	tatam	ent of Informa	tion was nr	enared	on:	11/04/04	004 10.56









**Property Type:** House Agent Comments

Indicative Selling Price \$4,000,000 - \$4,400,000 Median House Price Year ending December 2023: \$2,800,000

## Comparable Properties

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.

**Account** - RT Edgar | P: 03 9826 1000



