

## 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

10/9 WARNER 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Malvern

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### 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 6 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

5/39 SCOTT GROVE GLEN IRIS VIC 3146	\$485,500	18-May-24
4/765 MALVERN ROAD TOORAK VIC 3142	\$500,000	21-Mar-24
6/4 WISEMAN STREET HAWTHORN EAST VIC 3123	\$502,000	24-Jun-24

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 6 months.~~

This Statement of Information was prepared on: 11 September 2024



Sales Avant

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E sales@avantre.com.au



5/39 SCOTT GROVE GLEN IRIS VIC 3146

Sold Price

\$485,500

Sold Date

18-May-24

1 1 1

Distance

1.22km



4/765 MALVERN ROAD TOORAK VIC 3142

Sold Price

\$500,000

Sold Date

21-Mar-24

1 1 1

Distance

1.72km



6/4 WISEMAN STREET HAWTHORN EAST VIC 3123

Sold Price

<sup>RS</sup> \$502,000

Sold Date

24-Jun-24

1 1 1

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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