

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

7 Cummins Grove, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,275,000

&

\$1,375,000

Median sale price

Median price \$3,311,000

Property Type House

Suburb Malvern

Period - From 01/10/2021

to 30/09/2022

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	67 Normanby Rd CAULFIELD NORTH 3161	\$1,360,000	01/10/2022
2	5h Belson St MALVERN EAST 3145	\$1,375,000	03/09/2022
3	11b Dixon St MALVERN 3144	\$1,395,000	03/11/2022

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:

29/11/2022 15:43

7 Cummins Grove, Malvern Vic 3144



Walter Summons

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Indicative Selling Price

\$1,275,000 - \$1,375,000

Median House Price

Year ending September 2022: \$3,311,000



Property Type: House

Agent Comments

Comparable Properties



67 Normanby Rd CAULFIELD NORTH 3161 (REI)

Agent Comments



Price: \$1,360,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)



5h Belson St MALVERN EAST 3145 (VG)

Agent Comments



Price: \$1,375,000

Method: Sale

Date: 03/09/2022

Property Type: Flat/Unit/Apartment (Res)



11b Dixon St MALVERN 3144 (REI)

Agent Comments



Price: \$1,395,000

Method: Sold After Auction

Date: 03/11/2022

Property Type: House (Res)

Land Size: 322 sqm approx

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



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