

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 34 Hughes Street, Malvern East Vic 3145

Indicative selling price

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

Single price - or range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,060,000 Property type House Suburb Malvern East

Period - From 20/06/2022 to 19/06/2023 Source REIV

Comparable property sales

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	2B Erica Av MALVERN EAST 3145	\$2,400,000	20/05/2023
2	17 Karma Av MALVERN EAST 3145	\$2,350,000	03/06/2023
3	5 Ardrie Rd MALVERN EAST 3145	\$2,330,000	01/04/2023

This Statement of Information was prepared on: 20/06/2023