

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

1/6 Soudan Street, Malvern Vic 3144

Indicative selling price

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

Range between \$575,000 & \$625,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Malvern

Period - From 16/09/2023 to 15/09/2024 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	2/10 Valentine Gr ARMADALE 3143	\$697,000	01/07/2024
2	3/36 Johnstone St MALVERN 3144	\$600,000	13/04/2024
3	8/23-25 Raleigh St MALVERN 3144	\$678,500	27/03/2024

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: 16/09/2024 18:31



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Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

16/09/2023 - 15/09/2024: \$685,000

Comparable Properties



2/10 Valentine Gr ARMADALE 3143 (REI/VG)

Agent Comments

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Price: \$697,000

Method: Sold Before Auction

Date: 01/07/2024

Property Type: Apartment



3/36 Johnstone St MALVERN 3144 (REI/VG)

Agent Comments

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Price: \$600,000

Method: Auction Sale

Date: 13/04/2024

Property Type: Unit



8/23-25 Raleigh St MALVERN 3144 (REI)

Agent Comments

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Price: \$678,500

Method: Private Sale

Date: 27/03/2024

Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951