

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 3/3 Irving Street, Malvern VIC 3144

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$590,000 Property type Unit Suburb Malvern

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

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
1/22 Valentine Grove, Armadale	\$727,000	17/11/2022
60 Wattletree Road, Armadale	\$791,000	05/10/2022
5/5-7 St James Road, Armadale	\$750,000	01/10/2022

This Statement of Information was prepared on: 20 December 2022