

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

85a Brunel Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,150,000

&

\$2,250,000

Median sale price

Median price \$2,060,000

Property Type House

Suburb Malvern East

Period - From 01/10/2023

to

30/09/2024

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	17 Winton Rd MALVERN EAST 3145	\$2,150,000	31/08/2024
2			
3			

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:

18/10/2024 16:15



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Property Type: House
Land Size: 354 sqm approx
Agent Comments

Indicative Selling Price
\$2,150,000 - \$2,250,000
Median House Price
Year ending September 2024: \$2,060,000

Comparable Properties



17 Winton Rd MALVERN EAST 3145 (REI)

Agent Comments

3 3 3

Price: \$2,150,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

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.