## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 85a Brunel Street, Malvern East Vic 3145

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,150,000		&		\$2,250,000			
Median sale price								
Median price	\$2,060,000	Pro	operty Type	Hou	ISE		Suburb	Malvern East
Period - From	01/10/2023	to	30/09/2024		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	17 Winton Rd MALVERN EAST 3145	\$2,150,000	31/08/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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



## Chisholm&Gamon





**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)



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

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.

#### Account - Chisholm & Gamon | P: 03 9531 1245 | F: 03 9531 3748





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