

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

57 Millewa Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price \$ or range between \$1,600,000 & \$1,760,000

Median sale price

Median price \$2,180,000 Property type House Suburb Malvern East

Period - From 01/01/2023 to 31/03/2023 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
37 Cairnes Cr MALVERN EAST 3145	\$1,760,000	29/06/2023
10 Gabriel Av MALVERN EAST 3145	\$1,730,000	18/03/2023
7 Rowena Rd MALVERN EAST 3145	\$1,600,000	17/06/2023

This Statement of Information was prepared on: 06/07/2023