Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

18 Cawkwell Street, Malvern Vic 3144

Indicative selling price

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

Range between	\$3,500,000	&	\$3,850,000
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Median sale price

Median price	\$2,635,000	Pro	perty Type	House		Suburb	Malvern
Period - From	01/07/2019	to	30/06/2020		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.

Ad	dress of comparable property	Price	Date of sale
1	711 Toorak Rd KOOYONG 3144	\$3,750,000	06/04/2020
2	6 Ellis Rd GLEN IRIS 3146	\$3,761,000	27/05/2020
3	36 Howard St GLEN IRIS 3146	\$3,800,000	29/05/2020

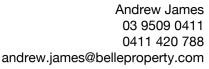
OR

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:	28/09/2020 17:23







Indicative Selling Price \$3,500,000 - \$3,850,000 **Median House Price** Year ending June 2020: \$2,635,000





Property Type: House Land Size: 543 sqm approx **Agent Comments**

Comparable Properties



711 Toorak Rd KOOYONG 3144 (VG)

Price: \$3,750,000 Method: Sale Date: 06/04/2020

Property Type: House (Res) Land Size: 1300 sqm approx **Agent Comments**



6 Ellis Rd GLEN IRIS 3146 (REI)



Price: \$3,761,000 Method: Private Sale Date: 27/05/2020 Property Type: House Land Size: 632 sqm approx Agent Comments



36 Howard St GLEN IRIS 3146 (REI/VG)

Price: \$3,800,000 Method: Private Sale Date: 29/05/2020 Property Type: House Land Size: 858 sqm approx Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



