

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

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

Median sale price

Median price \$2,635,000

Property 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.

	Address 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

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Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

Year ending June 2020: \$2,635,000



4 3 2

Property Type: House

Land Size: 543 sqm approx

Agent Comments

Comparable Properties



711 Toorak Rd KOORYONG 3144 (VG)

Agent Comments

6 - -

Price: \$3,750,000

Method: Sale

Date: 06/04/2020

Property Type: House (Res)

Land Size: 1300 sqm approx



6 Ellis Rd GLEN IRIS 3146 (REI)

Agent Comments

4 3 2

Price: \$3,761,000

Method: Private Sale

Date: 27/05/2020

Property Type: House

Land Size: 632 sqm approx



36 Howard St GLEN IRIS 3146 (REI/VG)

Agent Comments

4 3 2

Price: \$3,800,000

Method: Private Sale

Date: 29/05/2020

Property Type: House

Land Size: 858 sqm approx