Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

23 Winter Street, Malvern Vic 3144

Indicative selling price

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

Range between	\$3,000,000	&	\$3,300,000

Median sale price

Median price	\$2,350,000	Pro	perty Type	House		Suburb	Malvern
Period - From	01/10/2023	to	31/12/2023		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

1	9 Rushmead St MALVERN 3144	\$3,431,000	25/11/2023
2	8 Dixon St MALVERN 3144	\$3,265,000	23/03/2024
3	304 Wattletree Rd MALVERN EAST 3145	\$3,235,000	25/11/2023

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:	04/04/2024 09:47



Date of sale



Mark Williams 03 9509 0411 0417 189 377 mark.williams@belleproperty.com

> **Indicative Selling Price** \$3,000,000 - \$3,300,000 **Median House Price**

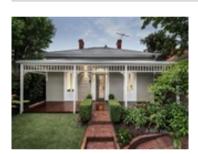
December quarter 2023: \$2,350,000



Property Type: House

Land Size: 565 sqm approx **Agent Comments**

Comparable Properties



9 Rushmead St MALVERN 3144 (REI)





Price: \$3,431,000 Method: Auction Sale Date: 25/11/2023

Property Type: House (Res)

Agent Comments



8 Dixon St MALVERN 3144 (REI)





Price: \$3,265,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 701 sqm approx

Agent Comments

Agent Comments



304 Wattletree Rd MALVERN EAST 3145 (REI)





Price: \$3,235,000 Method: Auction Sale Date: 25/11/2023 Property Type: House

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



