

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 5 Hyslop Parade, Malvern East, VIC 3145

Indicative selling price

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

Price Range

\$1,450,000

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\$1,550,000

Median sale price

Median price

\$2,632,000

Property Type

House

Suburb

Malvern East (3145)

Period - From

21/03/2023

to

21/03/2024

Source

Realestate

Comparable property sales

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
20 BULLARTO STREET, CHADSTONE VIC 3148	\$1,456,000	02/03/2024
20 IVANHOE GROVE, MALVERN EAST VIC 3145	\$1,511,000	16/03/2024
8 PEVERILL STREET, MALVERN EAST VIC 3145	\$1,545,000	17/02/2024

This Statement of Information was prepared on: 11/04/2024