

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

47 Milton Parade, Malvern Vic 3144

Indicative selling price

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

Single price

\$1,765,000

Median sale price

Median price

\$3,845,000

Property Type

House

Suburb

Malvern

Period - From

01/01/2022

to

31/03/2022

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	2/2 Ethel St MALVERN 3144	\$1,790,000	19/03/2022
2	214 Burke Rd GLEN IRIS 3146	\$1,820,000	04/02/2022
3	278 Tooronga Rd GLEN IRIS 3146	\$1,888,000	19/02/2022

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:

15/06/2022 12:39

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Indicative Selling Price

\$1,765,000

Median House Price

March quarter 2022: \$3,845,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



2/2 Ethel St MALVERN 3144 (REI)

Agent Comments

3 2 2

Price: \$1,790,000

Method: Private Sale

Date: 19/03/2022

Property Type: House



214 Burke Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 2 2

Price: \$1,820,000

Method: Private Sale

Date: 04/02/2022

Property Type: House

Land Size: 439 sqm approx



278 Tooronga Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 2

Price: \$1,888,000

Method: Auction Sale

Date: 19/02/2022

Property Type: House (Res)

Land Size: 410 sqm approx

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