

# 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

52 Horace Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$2,450,000

&

\$2,650,000

### Median sale price

Median price \$2,900,000

Property Type House

Suburb Malvern

Period - From 01/04/2024

to 30/06/2024

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 | 36 Glendearg Gr MALVERN 3144   | \$2,610,000 | 15/06/2024   |
| 2 | 65 Martin Rd GLEN IRIS 3146    | \$2,670,000 | 11/06/2024   |
| 3 | 3 Hume St ARMADALE 3143        | \$2,700,000 | 06/07/2024   |

**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:

17/09/2024 13:34

52 Horace Street, Malvern Vic 3144



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**Indicative Selling Price**

\$2,450,000 - \$2,650,000

**Median House Price**

June quarter 2024: \$2,900,000



4 3 2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**36 Glendearg Gr MALVERN 3144 (REI)**

Agent Comments

3 2 1

**Price:** \$2,610,000

**Method:** Auction Sale

**Date:** 15/06/2024

**Property Type:** House (Res)

**Land Size:** 357 sqm approx



**65 Martin Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

4 2 4

**Price:** \$2,670,000

**Method:** Auction Sale

**Date:** 11/06/2024

**Property Type:** House (Res)

**Land Size:** 794 sqm approx



**3 Hume St ARMADALE 3143 (VG)**

Agent Comments

3 - -

**Price:** \$2,700,000

**Method:** Sale

**Date:** 06/07/2024

**Property Type:** House (Res)

**Land Size:** 227 sqm approx

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



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