

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

13/1810 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$2,072,500

Property Type

House

Suburb

Malvern East

Period - From

01/04/2021

to

30/06/2021

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	4/1810 Malvern Rd MALVERN EAST 3145	\$912,000	27/08/2021
2			
3			

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:

11/10/2021 13:20

13/1810 Malvern Road, Malvern East Vic 3145

**Jellis
Craig**

Kon Galitos

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

June quarter 2021: \$2,072,500



3 3 2

Property Type: Townhouse
(Single)

Agent Comments

Boutique rear 3 bedroom 3 bathroom town residence in a world of greenery. Designed by award-winning Elenberg Fraser, this peaceful haven is over 3 levels, and enjoys a sumptuous marble kitchen (Miele appliances), a vast open plan entertaining area, a private parent's domain (dressing room and plush ensuite), 2 garden terraces, European Oak floors, R/C air cond, video intercom & secure tandem basement parking via Dene Avenue. In this fabulous café strip, walk to Darling station, Hedgeley Dene Gardens, tram, Korowa & Sacre Coeur.

Comparable Properties



4/1810 Malvern Rd MALVERN EAST 3145
(REI/VG)

Agent Comments

3 2 2

Price: \$912,000

Method: Private Sale

Date: 27/08/2021

Property Type: House

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.

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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