### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 26A Valetta Street, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$1,650,000		&		\$1,800,0	00			
Median sale p	rice								
Median price	\$3,000,000	Pro	operty Type	Hou	ISE		Suburb	Malvern	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	5k Belson St MALVERN EAST 3145	\$1,650,000	21/10/2024
2	14/13 Denbigh Rd ARMADALE 3143	\$1,700,000	01/11/2024
3	6/21 Mercer Rd ARMADALE 3143	\$1,780,000	19/10/2024

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.

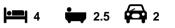
This Statement of Information was prepared on:

26/02/2025 09:31



# Thomson:





Property Type: House (Residential) Land Size: 256 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,800,000 Median House Price Year ending December 2024: \$3,000,000

## **Comparable Properties**

5k Belson St MALVERN EAST 3145 (REI/VG) 3  2  2	Agent Comments
Price: \$1,650,000 Method: Private Sale Date: 21/10/2024 Property Type: House	
14/13 Denbigh Rd ARMADALE 3143 (REI/VG)322Price: \$1,700,000Method: Sold Before AuctionDate: 01/11/2024Property Type: Townhouse (Res)	Agent Comments
6/21 Mercer Rd ARMADALE 3143 (REI/VG) → 3 → 2 → 1 Price: \$1,780,000 Method: Auction Sale Date: 19/10/2024	Agent Comments

Account - Thomson | P: 03 95098244 | F: 95009693



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Property Type: Townhouse (Res)

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.