

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

11/11 Johnstone Street, Malvern Vic 3144

Indicative selling price

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

Range between

\$360,000

&

\$390,000

Median sale price

Median price

\$762,500

Property Type

Unit

Suburb

Malvern

Period - From

01/04/2021

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	11/12 Grange Rd CARNEGIE 3163	\$390,000	30/11/2021
2	8/9 Daniell Cr CAULFIELD 3162	\$384,000	18/11/2021
3	12/6 Bella Vista Rd CAULFIELD NORTH 3161	\$385,000	28/10/2021

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:

26/04/2022 13:02



Rooms: 3
Property Type: Flat
Land Size: 758.273 sqm approx
Agent Comments

Indicative Selling Price
\$360,000 - \$390,000
Median Unit Price
Year ending March 2022: \$762,500

Comparable Properties



11/12 Grange Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$390,000
Method: Sold Before Auction
Date: 30/11/2021
Property Type: Apartment



8/9 Daniell Cr CAULFIELD 3162 (REI/VG)

Agent Comments



Price: \$384,000
Method: Private Sale
Date: 18/11/2021
Property Type: Apartment



12/6 Bella Vista Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 28/10/2021
Property Type: Apartment