

# 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

7/23 Raleigh 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)

Single price

\$615,000

### Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Malvern

Period - From

01/10/2022

to

30/09/2023

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	6/23 Aintree Rd GLEN IRIS 3146	\$630,000	14/10/2023
2	4/26 Mcarthur St MALVERN 3144	\$628,000	19/08/2023
3	1/10-12 Nash St GLEN IRIS 3146	\$620,000	14/11/2023

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:

25/11/2023 17:07

7/23 Raleigh Street, Malvern Vic 3144



Walter Summons  
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**Indicative Selling Price**

\$615,000

**Median Unit Price**

Year ending September 2023: \$745,000



2 1 1

**Property Type:** Apartment

**Land Size:** 923 sqm approx

**Agent Comments**

## Comparable Properties



**6/23 Aintree Rd GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$630,000

**Method:** Private Sale

**Date:** 14/10/2023

**Property Type:** Unit



**4/26 Mcarthur St MALVERN 3144 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$628,000

**Method:** Sold Before Auction

**Date:** 19/08/2023

**Property Type:** Apartment



**1/10-12 Nash St GLEN IRIS 3146 (REI)**

**Agent Comments**

2 1 1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 14/11/2023

**Property Type:** Apartment

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



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