

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 44A Ivanhoe Grove, Malvern East, VIC 3145

Indicative selling price

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

Single price or range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$669,250 Property type Unit Suburb MALVERN EAST

Period - From 11/07/2022 to 10/07/2023 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 1/16 Webster Street Malvern East Vic 3145	\$1,280,000	2023-06-24
2 3/10 Capon Street Malvern East Vic 3145	\$1,245,000	2023-03-25
3 1/26 Willesden Road Hughesdale Vic 3166	\$1,240,000	2023-02-18

This Statement of Information was prepared on: 11/07/2023

