

# 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

1 Mcarthur Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,350,000

&

\$2,585,000

### Median sale price

Median price \$2,850,000

Property Type House

Suburb Malvern

Period - From 01/04/2020

to 31/03/2021

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	71 Jordan St MALVERN 3144	\$2,650,000	08/05/2021
2	69 Beaver St MALVERN EAST 3145	\$2,500,000	27/03/2021
3	9 Normanby Av CAULFIELD NORTH 3161	\$2,300,000	01/05/2021

**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:

11/05/2021 09:39



4   2   2

**Property Type:** House (Res)

**Land Size:** 339 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$2,350,000 - \$2,585,000

**Median House Price**

Year ending March 2021: \$2,850,000

## Comparable Properties



**71 Jordan St MALVERN 3144 (REI)**

**Agent Comments**

4   3   1

**Price:** \$2,650,000

**Method:** Auction Sale

**Date:** 08/05/2021

**Property Type:** House (Res)

**Land Size:** 454 sqm approx



**69 Beaver St MALVERN EAST 3145 (REI)**

**Agent Comments**

4   3   2

**Price:** \$2,500,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** House (Res)

**Land Size:** 415 sqm approx



**9 Normanby Av CAULFIELD NORTH 3161 (REI)** **Agent Comments**

4   2   -

**Price:** \$2,300,000

**Method:** Auction Sale

**Date:** 01/05/2021

**Property Type:** House (Res)