



STATEMENT OF INFORMATION

103/1228 MALVERN ROAD, MALVERN, VIC 3144

PREPARED BY SERA MALUCCIO, ZED REAL ESTATE, PHONE: 0402 886 911

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



103/1228 MALVERN ROAD, MALVERN, VIC 1 1 1

Indicative Selling Price

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

Price Range: **\$370,000 to \$390,000**

Provided by: Sera Maluccio, Zed Real Estate

MEDIAN SALE PRICE



MALVERN, VIC, 3144

Suburb Median Sale Price (Unit)

\$696,000

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



217/14 ELIZABETH ST, MALVERN, VIC 3144 1 1 1

Sale Price

***\$380,000**

Sale Date: 19/06/2024

Distance from Property: 153m



5/17 GLENVIEW AVE, MALVERN, VIC 3144 1 1 1

Sale Price

***\$380,000**

Sale Date: 15/06/2024

Distance from Property: 81m



This report has been compiled on 16/07/2024 by Zed Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode

103/1228 MALVERN ROAD, MALVERN, VIC 3144

Indicative selling price

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

Price Range: \$370,000 to \$390,000


Median sale price

Median price: \$696,000

Property type: Unit

Suburb: MALVERN

Period: 01 July 2023 to 30 June 2024

Source: 

Comparable property sales

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.

Address of comparable property	Price	Date of sale
217/14 ELIZABETH ST, MALVERN, VIC 3144	*\$380,000	19/06/2024
5/17 GLENVIEW AVE, MALVERN, VIC 3144	*\$380,000	15/06/2024

This Statement of Information was prepared on: 16/07/2024