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	

Indicative selling price

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

Median sale price

Median price	\$2,420,000	Pro	perty Type	House		Suburb	Glen Iris
Period - From	01/04/2024	to	30/06/2024		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

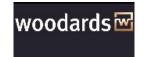
1	2 Lysterville Av MALVERN 3144	\$2,280,000	20/06/2024
2	306 Wattletree Rd MALVERN EAST 3145	\$2,400,000	20/06/2024
3	71 Kerferd St MALVERN EAST 3145	\$2,400,000	16/03/2024

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:	16/08/2024 14:57













Property Type: House Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price \$2,250,000 - \$2,475,000 **Median House Price** June guarter 2024: \$2,420,000

Comparable Properties



2 Lysterville Av MALVERN 3144 (REI)





Agent Comments

Price: \$2,280,000 Method: Private Sale Date: 20/06/2024

Property Type: House (Res) Land Size: 548 sqm approx



306 Wattletree Rd MALVERN EAST 3145 (REI) Agent Comments





Price: \$2,400,000 Method: Private Sale Date: 20/06/2024 Property Type: House Land Size: 549 sqm approx



71 Kerferd St MALVERN EAST 3145 (REI/VG)

Price: \$2,400,000 Method: Private Sale Date: 16/03/2024 Property Type: House Land Size: 535 sqm approx Agent Comments

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504



