

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

21 Washington Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$2,000,000 Property Type House Suburb Malvern East

Period - From 01/07/2024 to 30/09/2024 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	26 Serrell St MALVERN EAST 3145	\$1,631,500	28/10/2024
2	26 Karma Av MALVERN EAST 3145	\$1,800,000	25/09/2024
3	85 Alma St MALVERN EAST 3145	\$1,780,000	21/09/2024

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: 31/10/2024 09:03



Property Type:
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
September quarter 2024: \$2,000,000

Comparable Properties



26 Serrell St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,631,500
Method: Private Sale
Date: 28/10/2024
Property Type: House



26 Karma Av MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,800,000
Method: Private Sale
Date: 25/09/2024
Property Type: House



85 Alma St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,780,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 666 sqm approx

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