

# Single residential property located in the Melbourne metropolitan area.

**Sections 47AF of the Estate Agents Act 1980**

## Property offered for sale.

Address  
Including suburb and  
postcode 18-16 Carrum Street, Malvern East, 3145

## Indicative selling price

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

Single price \$ or range between \$320,000 & \$350,000

## Median sale price

Median price \$647,500 Property type Apartment Suburb Malvern East

Period - From 01/04/2023 to 30/06/2023 Source REIV

## Comparable property sales

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
1 103/83-85 Drummond Street, Oakleigh 3166	\$351,000	27/05/2023
2 1/21 Adelaide Street, Murrumbena 3163	\$345,000	06/06/2023
3 7/23 Brisbane Street, Murrumbena 3163	\$320,000	15/06/2023

This Statement of Information was prepared on: 17/07/2023