

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

2/732-734 WARRIGAL ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,240,000

&

\$1,340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

2 IVANHOE GROVE MALVERN EAST VIC 3145	\$1,350,000	03-Jun-24
2/16 CHURCHILL AVENUE CHADSTONE VIC 3148	\$1,351,000	15-Jun-24
1/162 KANGAROO ROAD HUGHESDALE VIC 3166	\$1,223,000	21-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 03 December 2024



**2 IVANHOE GROVE MALVERN
EAST VIC 3145**

4 2 1

Sold Price **\$1,350,000** Sold Date **03-Jun-24**

Distance **0.85km**



**2/16 CHURCHILL AVENUE
CHADSTONE VIC 3148**

5 2 2

Sold Price **\$1,351,000** Sold Date **15-Jun-24**

Distance **1.58km**



**1/162 KANGAROO ROAD
HUGHESDALE VIC 3166**

4 2 2

Sold Price ^{RS} **\$1,223,000** Sold Date **21-Sep-24**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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