

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

33 Castlebar Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,350,000

&

\$1,485,000

Median sale price

Median price

\$1,950,000

Property Type

House

Suburb

Malvern East

Period - From

01/01/2020

to

31/12/2020

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	30 Arcadia Av MALVERN EAST 3145	\$1,410,000	07/11/2020
2	73 Drummond St OAKLEIGH 3166	\$1,351,000	28/11/2020
3	797 Warrigal Rd OAKLEIGH 3166	\$1,280,000	20/03/2021

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:

10/04/2021 10:53



Property Type:
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median House Price
Year ending December 2020: \$1,950,000

Comparable Properties



30 Arcadia Av MALVERN EAST 3145 (REI/VG) Agent Comments



Price: \$1,410,000
Method: Auction Sale
Date: 07/11/2020
Property Type: House (Res)
Land Size: 697 sqm approx



73 Drummond St OAKLEIGH 3166 (REI/VG) Agent Comments



Price: \$1,351,000
Method: Auction Sale
Date: 28/11/2020
Property Type: House (Res)
Land Size: 624 sqm approx



797 Warrigal Rd OAKLEIGH 3166 (REI) Agent Comments



Price: \$1,280,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 601 sqm approx