

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

10/35 Grant Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$780,000

&

\$840,000

Median sale price

Median price

\$647,500

Property Type

Unit

Suburb

Malvern East

Period - From

01/04/2023

to

30/06/2023

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	3/1 Belmont Av GLEN IRIS 3146	\$835,000	06/05/2023
2	1/66 Grange Rd CARNEGIE 3163	\$831,000	16/05/2023
3	2/41 Paxton St MALVERN EAST 3145	\$775,000	15/07/2023

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:

03/08/2023 13:57



2
 1
 1

Property Type: Unit (Strata)

Agent Comments

Indicative Selling Price

\$780,000 - \$840,000

Median Unit Price

June quarter 2023: \$647,500

Comparable Properties



3/1 Belmont Av GLEN IRIS 3146 (REI/VG)

Agent Comments

2
 1
 1

Price: \$835,000

Method: Auction Sale

Date: 06/05/2023

Property Type: Unit



1/66 Grange Rd CARNEGIE 3163 (REI)

Agent Comments

2
 1
 2

Price: \$831,000

Method: Auction Sale

Date: 16/05/2023

Property Type: Unit



2/41 Paxton St MALVERN EAST 3145 (REI)

Agent Comments

2
 1
 1

Price: \$775,000

Method: Auction Sale

Date: 15/07/2023

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693