

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

3/36 Johnstone Street, Malvern Vic 3144

Indicative selling price

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

Range between \$590,000 & \$635,000

Median sale price

Median price \$737,500 Property Type Unit Suburb Malvern

Period - From 01/10/2023 to 31/12/2023 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	4/23 Raleigh St MALVERN 3144	\$690,000	16/02/2024
2	1/20 Johnstone St MALVERN 3144	\$609,000	28/10/2023
3	6/1 Duncraig Av ARMADALE 3143	\$585,000	09/12/2023

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: 05/04/2024 09:17



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/23 Raleigh St MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$690,000

Method: Sold Before Auction

Date: 16/02/2024

Property Type: Apartment



1/20 Johnstone St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$609,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit



6/1 Duncraig Av ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$585,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Unit