

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

204/12 ILLOWA STREET 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2022

to

31 Aug 2023

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

7/14 ILLOWA STREET MALVERN EAST VIC 3145	\$587,500	02-May-23
8/14 ILLOWA STREET MALVERN EAST VIC 3145	\$585,000	20-May-23
14/16-18 DENE AVENUE MALVERN EAST VIC 3145	\$557,000	01-Apr-23

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: 06 September 2023



**Wood
Property**

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**7/14 ILLOWA STREET MALVERN
EAST VIC 3145**

2 1 1

Sold Price **\$587,500** Sold Date **02-May-23**

Distance **0km**



**8/14 ILLOWA STREET MALVERN
EAST VIC 3145**

2 1 1

Sold Price **\$585,000** Sold Date **20-May-23**

Distance **0km**



**14/16-18 DENE AVENUE MALVERN
EAST VIC 3145**

2 1 1

Sold Price **\$557,000** Sold Date **01-Apr-23**

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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