

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

104/36 Shaftesbury Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$385,000

&

\$420,000

Median sale price

Median price \$743,000

Property Type Unit

Suburb Malvern

Period - From 01/01/2022

to 31/12/2022

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	9/42 Edgar St GLEN IRIS 3146	\$387,500	12/11/2022
2	9/240 Wattletree Rd MALVERN 3144	\$421,000	09/12/2022
3	14/54 Sutherland Rd ARMADALE 3143	\$430,000	30/09/2022

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:

03/02/2023 12:50



Property Type: Apartment

Agent Comments

Comparable Properties



9/42 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$387,500

Method: Auction Sale

Date: 12/11/2022

Property Type: Unit



9/240 Wattletree Rd MALVERN 3144 (REI)

Agent Comments



Price: \$421,000

Method: Sold Before Auction

Date: 09/12/2022

Property Type: Unit



14/54 Sutherland Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$430,000

Method: Private Sale

Date: 30/09/2022

Property Type: Apartment