

# 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	38 Ivanhoe Grove, Malvern East Vic 3145
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,480,000 & \$1,628,000

### Median sale price

Median price	\$2,215,000	Property Type	House	Suburb	Malvern East
Period - From	01/04/2021	to	31/03/2022	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	19 Virginia Gr MALVERN EAST 3145	\$1,710,000	19/03/2022
2	10 Rowena Rd MALVERN EAST 3145	\$1,570,000	23/05/2022
3	23 Peverill St MALVERN EAST 3145	\$1,500,000	23/03/2022

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: 31/05/2022 10:51



**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 604 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,480,000 - \$1,628,000

**Median House Price**

Year ending March 2022: \$2,215,000

## Comparable Properties



**19 Virginia Gr MALVERN EAST 3145 (REI/VG)**

Agent Comments



**Price:** \$1,710,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** House (Res)

**Land Size:** 602 sqm approx



**10 Rowena Rd MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$1,570,000

**Method:** Private Sale

**Date:** 23/05/2022

**Property Type:** House

**Land Size:** 664 sqm approx



**23 Peverill St MALVERN EAST 3145 (REI)**

Agent Comments



**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 23/03/2022

**Property Type:** House

**Land Size:** 603 sqm approx