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

22 Euston Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,700,000		&		\$1,870,000			
Median sale p	rice							
Median price	\$2,746,500	Pro	operty Type	Hou	se		Suburb	Malvern
Period - From	01/04/2021	to	30/06/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	129 Tooronga Rd GLEN IRIS 3146	\$1,825,000	19/06/2021
2	2 Victoria Rd MALVERN 3144	\$1,750,000	11/06/2021
3	862 Toorak Rd HAWTHORN EAST 3123	\$1,710,000	17/07/2021

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:

31/08/2021 10:01







Property Type: Agent Comments

Indicative Selling Price \$1,700,000 - \$1,870,000 **Median House Price** June quarter 2021: \$2,746,500

Comparable Properties



Price: \$1,825,000 Method: Auction Sale Date: 19/06/2021 Rooms: 5 Property Type: House (Res) Land Size: 553 sqm approx

- 3

Agent Comments

2 Victoria Rd MALVERN 3144 (VG) ·**-** 3

129 Tooronga Rd GLEN IRIS 3146 (REI)

60 1

Agent Comments

Price: \$1,750,000 Method: Sale Date: 11/06/2021 Property Type: House (Res) Land Size: 412 sqm approx



862 Toorak Rd HAWTHORN EAST 3123 (REI) Agent Comments

3

2

Price: \$1,710,000 Method: Auction Sale Date: 17/07/2021 Property Type: House Land Size: 697 sqm approx

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

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