

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 consumer.vic.gov.au/underquoting

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$2,746,500

Property Type House

Suburb Malvern

Period - From 01/04/2021

to

30/06/2021

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.

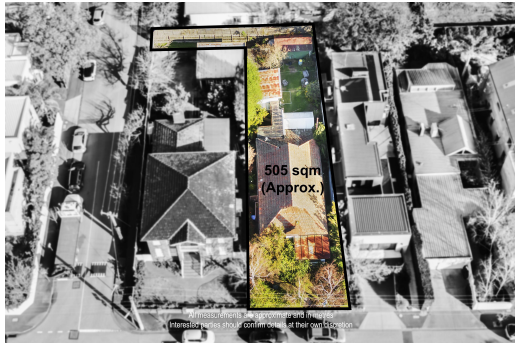
	Address of comparable property	Price	Date of sale
1	129 Tooronga Rd GLEN IRIS 3146	\$1,825,000	19/06/2021
2	2 Victoria Rd MALVERN 3144	\$1,750,000	11/06/2021
3	862 Toorak Rd HAWTHORN EAST 3123	\$1,710,000	17/07/2021

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



129 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments



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

2 Victoria Rd MALVERN 3144 (VG)

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



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