

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

26b Valetta Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$3,335,000

Property Type House

Suburb Malvern

Period - From 01/07/2021

to 30/06/2022

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	3/19 Willis St ARMADALE 3143	\$1,710,000	25/02/2022
2	2/2 Ethel St MALVERN 3145	\$1,790,000	19/03/2022
3	1d Parslow St MALVERN 3144	\$1,530,000	22/04/2022

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:

19/07/2022 09:58



4
 2
 2

Property Type: Townhouse (Single)

Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending June 2022: \$3,335,000

Comparable Properties



3/19 Willis St ARMADALE 3143 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,710,000

Method: Private Sale

Date: 25/02/2022

Property Type: House



2/2 Ethel St MALVERN 3145 (REI/VG)

Agent Comments

3
 2
 2

Price: \$1,790,000

Method: Private Sale

Date: 19/03/2022

Property Type: House



1d Parslow St MALVERN 3144 (REI)

Agent Comments

3
 2
 1

Price: \$1,530,000

Method: Private Sale

Date: 22/04/2022

Property Type: Townhouse (Single)

Account - Thomson | P: 03 95098244 | F: 95009693