

# 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

26a Ivanhoe Grove, Malvern East Vic 3145

### Indicative selling price

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

Single price

\$1,450,000

### Median sale price

Median price

\$1,981,000

Property Type

House

Suburb

Malvern East

Period - From

01/04/2020

to

31/03/2021

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	51 Midlothian St MALVERN EAST 3145	\$1,459,000	30/12/2020
2	2/18 Goode St MALVERN EAST 3145	\$1,450,000	19/02/2021
3	1a Clifford Cl ASHBURTON 3147	\$1,420,000	16/12/2020

**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:

25/04/2021 08:56

26a Ivanhoe Grove, Malvern East Vic 3145

Yili Ma  
03 98181888  
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**Indicative Selling Price**

\$1,450,000

**Median House Price**

Year ending March 2021: \$1,981,000



3 2 2

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**51 Midlothian St MALVERN EAST 3145 (REI)**

Agent Comments

4 3 2

**Price:** \$1,459,000

**Method:** Private Sale

**Date:** 30/12/2020

**Property Type:** House



**2/18 Goode St MALVERN EAST 3145 (REI/VG)**

Agent Comments

4 3 2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 19/02/2021

**Property Type:** House



**1a Clifford CI ASHBURTON 3147 (REI)**

Agent Comments

3 2 1

**Price:** \$1,420,000

**Method:** Sold Before Auction

**Date:** 16/12/2020

**Property Type:** Townhouse (Res)

**Account** - Belle Property Glen Iris | P: 03 98181888