

# 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

7/31 Claremont Avenue, Malvern Vic 3144

### Indicative selling price

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

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$680,000

Property Type

Unit

Suburb

Malvern

Period - From

01/07/2023

to

30/06/2024

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	8/15 Waiora Rd CAULFIELD NORTH 3161	\$740,000	28/07/2024
2	1/29 Osborne Av GLEN IRIS 3146	\$770,000	12/07/2024
3	4/37 Wanda Rd CAULFIELD NORTH 3161	\$745,000	07/07/2024

**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:

16/08/2024 14:10



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**8/15 Waiora Rd CAULFIELD NORTH 3161 (REI)** Agent Comments



**Price:** \$740,000

**Method:** Auction Sale

**Date:** 28/07/2024

**Property Type:** Apartment



**1/29 Osborne Av GLEN IRIS 3146 (REI/VG)** Agent Comments



**Price:** \$770,000

**Method:** Sold Before Auction

**Date:** 12/07/2024

**Property Type:** Unit



**4/37 Wanda Rd CAULFIELD NORTH 3161 (REI/VG)** Agent Comments



**Price:** \$745,000

**Method:** Auction Sale

**Date:** 07/07/2024

**Property Type:** Apartment