# 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

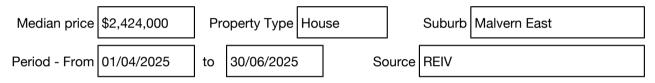
14 Kardella Street, Malvern East Vic 3145

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoti	זפ
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Single price \$3,500,000

#### Median sale price



#### 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 sixmonths 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	93 Brunel St MALVERN EAST 3145	\$3,450,000	02/04/2025
2	28 Kerferd St MALVERN EAST 3145	\$3,455,000	19/03/2025
3			

OR

**B**<sup>\*</sup> 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:

18/08/2025 10:33









**Property Type:** House (Res) **Land Size:** 640 sqm approx Agent Comments James Annett 03 9509 0411 0422 930 845 james.annett@belleproperty.com

> Indicative Selling Price \$3,500,000 Median House Price June quarter 2025: \$2,424,000

# **Comparable Properties**

93 Brunel St MALVERN EAST 3145 (REI/VG)         Image: 1         4       Image: 2         Price: \$3,450,000         Method: Private Sale         Date: 02/04/2025         Property Type: House (Res)         Land Size: 632 sqm approx	Agent Comments
28 Kerferd St MALVERN EAST 3145 (REI/VG) 4  3  2 Price: \$3,455,000 Method: Private Sale Date: 19/03/2025 Property Type: House Land Size: 699 sqm approx	Agent Comments

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.

## Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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