

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

3/1 GRANT STREET MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,120,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$609,000

Property type

Unit

Suburb

Malvern East

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

6/70-74 FINCH STREET MALVERN EAST VIC 3145	\$1,270,000	29-Mar-25
4/316 WATTLETREE ROAD MALVERN EAST VIC 3145	\$1,140,000	23-Nov-24
1/11 PAYNE STREET CAULFIELD NORTH VIC 3161	\$1,160,000	03-May-25

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 6 months.~~

This Statement of Information was prepared on: 23 May 2025

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**6/70-74 FINCH STREET MALVERN
EAST VIC 3145**

3 1 1

Sold Price ^{RS} **\$1,270,000** ^{UN} Sold Date **29-Mar-25**

Distance **0.56km**



**4/316 WATTLETREE ROAD
MALVERN EAST VIC 3145**

2 1 1

Sold Price **\$1,140,000** Sold Date **23-Nov-24**

Distance **0.95km**



**1/11 PAYNE STREET CAULFIELD
NORTH VIC 3161**

3 2 3

Sold Price ^{RS} **\$1,160,000** ^{UN} Sold Date **03-May-25**

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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