

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-bedrooms, 3-bathrooms, 2-car park MALVERN VIC 3144

Indicative selling price

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

Single Price

\$2,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,930,000

Property type

Other

Suburb

Malvern

Period-from

01 Feb 2024

to

31 Jan 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

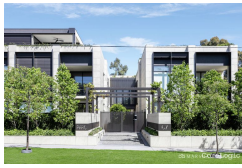
Date of sale

3/67 ELIZABETH STREET MALVERN VIC 3144	\$2,200,000	24-Nov-23
3/17 SORRETT AVENUE MALVERN VIC 3144	\$2,400,000	06-Dec-23
11/3 ASCOT STREET MALVERN VIC 3144	\$2,400,000	07-Mar-24

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: 07 February 2025



**3/67 ELIZABETH STREET
MALVERN VIC 3144**

3 2 2

Sold Price **\$2,200,000** Sold Date **24-Nov-23**

Distance **2.29km**



**3/17 SORRETT AVENUE MALVERN
VIC 3144**

3 2 2

Sold Price **\$2,400,000** Sold Date **06-Dec-23**

Distance **1.26km**



**11/3 ASCOT STREET MALVERN VIC
3144**

3 2 2

Sold Price

Sold Date **07-Mar-24**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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