

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

1/12c Spring Road, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,600,000

&

\$1,760,000

Median sale price

Median price \$2,850,000

Property Type House

Suburb Malvern

Period - From 09/08/2022

to

08/08/2023

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	6 Euston St MALVERN 3144	\$1,770,000	25/03/2023
2	5e Belson St MALVERN EAST 3145	\$1,720,000	03/06/2023
3	14 Iona Av TOORAK 3142	\$1,630,000	25/03/2023

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:

09/08/2023 13:21



 3
  3
  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,760,000

Median House Price

09/08/2022 - 08/08/2023: \$2,850,000

Comparable Properties



6 Euston St MALVERN 3144 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,770,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Land Size: 215 sqm approx



5e Belson St MALVERN EAST 3145 (REI)

Agent Comments

 3
  2
  2

Price: \$1,720,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)



14 Iona Av TOORAK 3142 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,630,000

Method: Auction Sale

Date: 25/03/2023

Property Type: House (Res)

Account - RT Edgar | P: 03 9826 1000