## 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	1/14-16 Durward Road, Malvern East Vic 3145
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$1,500,000	&	\$1,600,000
_			

### Median sale price

Median price	\$1,202,000	Pro	perty Type To	ownhouse		Suburb	Malvern East
Period - From	16/04/2023	to	15/04/2024		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

Add	dress of comparable property	Price	Date of sale
1	2/25 Alma St MALVERN EAST 3145	\$1,750,000	29/02/2024
2	35 Gloucester Rd ASHBURTON 3147	\$1,710,000	20/03/2024
3	89 Ashburn Gr ASHBURTON 3147	\$1,600,000	08/11/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/04/2024 17:39













Rooms: 8

Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$1,500,000 - \$1,600,000 **Median Townhouse Price** 16/04/2023 - 15/04/2024: \$1,202,000

# Comparable Properties



2/25 Alma St MALVERN EAST 3145 (REI)

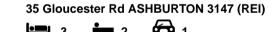




Price: \$1,750,000 Method: Private Sale Date: 29/02/2024

Property Type: Townhouse (Single)

**Agent Comments** 









Price: \$1,710,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res) Land Size: 324 sqm approx

Agent Comments



89 Ashburn Gr ASHBURTON 3147 (REI/VG)





Price: \$1,600,000 Method: Private Sale Date: 08/11/2023 Property Type: House Land Size: 343 sqm approx Agent Comments

Account - FITCH PARTNERS PTY LTD | P: 0391149888





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.