

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

1/14-16 Durward Road, Malvern East Vic 3145

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 Property Type Townhouse 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	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 comparable properties 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



4 2 2

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)

Agent Comments

3 2 2

Price: \$1,750,000
Method: Private Sale
Date: 29/02/2024
Property Type: Townhouse (Single)



35 Gloucester Rd ASHBURTON 3147 (REI)

Agent Comments

3 2 1

Price: \$1,710,000
Method: Sold Before Auction
Date: 20/03/2024
Property Type: House (Res)
Land Size: 324 sqm approx



89 Ashburn Gr ASHBURTON 3147 (REI/VG)

Agent Comments

4 3 2

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

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