## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Malvern Vic 3144

### Indicative selling price

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

Range between \$815,000	&	\$895,000
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### Median sale price

Median price	\$685,000	Pro	perty Type	Unit		Suburb	Malvern
Period - From	03/07/2023	to	02/07/2024		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	3/2 Tollington Av MALVERN EAST 3145	\$890,000	14/06/2024
2	1/68 Denbigh Rd ARMADALE 3143	\$870,000	27/04/2024
3	5/23-25 Rose St ARMADALE 3143	\$825,000	13/03/2024

#### 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:	03/07/2024 11:12





Rachel Mabey 03 8533 4923 0400 223 126 rachel.mabey@little.com.au

Indicative Selling Price \$815,000 - \$895,000 Median Unit Price 03/07/2023 - 02/07/2024: \$685,000

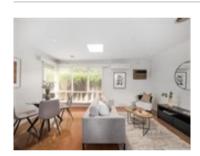






**Property Type:** Strata Unit/Flat Agent Comments

# Comparable Properties



3/2 Tollington Av MALVERN EAST 3145 (REI)

Price: \$890,000 Method: Private Sale Date: 14/06/2024

**--** 2

Property Type: Apartment

**Agent Comments** 



1/68 Denbigh Rd ARMADALE 3143 (REI)

**4** 2 **•** 



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**Agent Comments** 

Price: \$870,000 Method: Auction Sale Date: 27/04/2024 Property Type: Unit



5/23-25 Rose St ARMADALE 3143 (REI)



Price: \$825.000

Method: Sold Before Auction

Date: 13/03/2024

Property Type: Apartment

Agent Comments

Account - Little Real Estate | P: 07 3037 0255



