

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

1/2 Ardrie Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,200,444

Property Type

Townhouse

Suburb

Malvern East

Period - From

21/05/2023

to

20/05/2024

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	1/40 Brunel St MALVERN EAST 3145	\$1,549,000	06/03/2024
2	2/66 Burke Rd MALVERN EAST 3145	\$1,500,000	07/03/2024
3	2 Kilmuir Rd MALVERN EAST 3145	\$1,400,000	18/05/2024

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:

21/05/2024 10:46



Property Type: House
Land Size: 286 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median Townhouse Price
21/05/2023 - 20/05/2024: \$1,200,444

Comparable Properties



1/40 Brunel St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,549,000
Method: Private Sale
Date: 06/03/2024
Property Type: House (Res)
Land Size: 295 sqm approx



2/66 Burke Rd MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 07/03/2024
Property Type: House



2 Kilmuir Rd MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,400,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)