

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

1/2015 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$2,800,000

Property Type House

Suburb Malvern

Period - From 01/01/2023

to

31/12/2023

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	8/1691 Malvern Rd GLEN IRIS 3146	\$1,393,250	23/03/2024
2	1990 Malvern Rd MALVERN EAST 3145	\$1,356,000	20/03/2024
3	4/10 Burke Rd MALVERN EAST 3145	\$1,198,888	05/02/2024

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:

09/04/2024 15:22



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending December 2023: \$2,800,000

Comparable Properties



8/1691 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 2

Price: \$1,393,250

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)



1990 Malvern Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,356,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)



4/10 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,198,888

Method: Private Sale

Date: 05/02/2024

Property Type: Townhouse (Single)