## 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

1/40 Brunel Street, Malvern East Vic 3145

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,365,000		&		\$1,501,500			
Median sale pi	rice							
Median price	\$2,277,500	Pro	operty Type	Hou	se		Suburb	Malvern East
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	185 Darling Rd MALVERN EAST 3145	\$1,565,000	21/12/2023
2	5/406 Wattletree Rd MALVERN EAST 3145	\$1,515,000	18/11/2023
3	2/59 Aintree Rd GLEN IRIS 3146	\$1,400,000	14/10/2023

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:

01/02/2024 11:58



## woodards 🚾

Rachel Muir 03 9805 1111 rmuir@woodards.com.au





**Property Type:** Divorce/Estate/Family Transfers Agent Comments Indicative Selling Price \$1,365,000 - \$1,501,500 Median House Price December quarter 2023: \$2,277,500

# **Comparable Properties**



185 Darling Rd MALVERN EAST 3145 (VG)



Price: \$1,565,000 Method: Sale Date: 21/12/2023 Property Type: Clinic - Health Clinic Land Size: 379 sqm approx

Agent Comments

Agent Comments



5/406 Wattletree Rd MALVERN EAST 3145 (REI)

**•** 3 **•** 2 **•** 2

Price: \$1,515,000 Method: Auction Sale Date: 18/11/2023 Property Type: Townhouse (Res) Land Size: 243 sqm approx

2/59 Aintree Rd GLEN IRIS 3146 (REI/VG)



Agent Comments



Price: \$1,400,000 Method: Auction Sale Date: 14/10/2023 Property Type: House (Res)

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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.