

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 consumer.vic.gov.au/underquoting

Range between \$1,365,000

&

\$1,501,500

Median sale price

Median price \$2,277,500

Property Type House

Suburb Malvern East

Period - From 01/10/2023

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	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



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)

Agent Comments



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



5/406 Wattleree Rd MALVERN EAST 3145 (REI)

Agent Comments



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)