

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 Cawkwell Street, Malvern Vic 3144

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$3,265,000

Property Type House

Suburb Malvern

Period - From 01/01/2024

to 31/03/2024

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	18 Moorhouse St ARMADALE 3143	\$3,300,000	25/02/2024
2	28 Hume St ARMADALE 3143	\$2,970,000	02/03/2024
3			

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:

30/04/2024 11:11



 3  2  1

Property Type: House

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

March quarter 2024: \$3,265,000

Comparable Properties



18 Moorhouse St ARMADALE 3143 (REI)

Agent Comments

 4  3  2

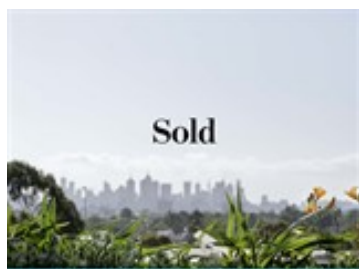
Price: \$3,300,000

Method: Sold After Auction

Date: 25/02/2024

Property Type: House (Res)

Land Size: 377 sqm approx



28 Hume St ARMADALE 3143 (REI)

Agent Comments

 3  2  2

Price: \$2,970,000

Method: Private Sale

Date: 02/03/2024

Property Type: House

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.

Account - Jellis Craig | P: 03 9864 5000