

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 Shrewsbury Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East

Period - From 01/04/2023 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	8 Peverill St MALVERN EAST 3145	\$1,545,000	17/02/2024
2	64 Argyll St MALVERN EAST 3145	\$1,360,000	16/03/2024
3	28 Clapham Rd HUGHESDALE 3166	\$1,225,000	18/04/2024

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:

22/05/2024 10:00



Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

Year ending March 2024: \$2,092,500

Comparable Properties



8 Peverill St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,545,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 728 sqm approx



64 Argyll St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,360,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House

Land Size: 650 sqm approx



28 Clapham Rd HUGHESDALE 3166 (REI)

Agent Comments



Price: \$1,225,000

Method: Sold Before Auction

Date: 18/04/2024

Property Type: House (Res)

Land Size: 532 sqm approx

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222