## 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

10/28 Mcarthur Street, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$701,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	27/02/2023	to	26/02/2024		So	ource	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	1/25 Osborne Av GLEN IRIS 3146	\$515,000	31/01/2024
2	5/39 Aintree Rd GLEN IRIS 3146	\$505,000	18/11/2023
3	5/22 Hunter St MALVERN 3144	\$503,000	21/10/2023

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:

27/02/2024 10:28









**Property Type:** Flat Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price 27/02/2023 - 26/02/2024: \$701,000

# **Comparable Properties**



1/25 Osborne Av GLEN IRIS 3146 (REI)



Price: \$515,000 Method: Private Sale Date: 31/01/2024 Property Type: Unit Agent Comments

Agent Comments



Price: \$505,000 Method: Auction Sale Date: 18/11/2023 Property Type: Unit

2

5/22 Hunter St MALVERN 3144 (REI/VG)

5/39 Aintree Rd GLEN IRIS 3146 (REI/VG)

1



Agent Comments



Price: \$503,000 Method: Auction Sale Date: 21/10/2023 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9864 5000



propertydata

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