

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 Bretonneux Square, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

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

Period - From 01/01/2023 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	1 Moonya Rd CARNEGIE 3163	\$1,700,000	06/09/2023
2	76 Alma St MALVERN EAST 3145	\$1,650,000	09/11/2023
3	28 Kangaroo Rd MURRUMBEENA 3163	\$1,580,000	23/10/2023

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: 07/02/2024 22:13



Property Type: House

Land Size: 501 sqm approx

Agent Comments

Comparable Properties



1 Moonya Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Private Sale

Date: 06/09/2023

Property Type: House

Land Size: 930 sqm approx



76 Alma St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,650,000

Method: Private Sale

Date: 09/11/2023

Property Type: House

Land Size: 768 sqm approx



28 Kangaroo Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$1,580,000

Method: Private Sale

Date: 23/10/2023

Property Type: House

Land Size: 684 sqm approx