

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 Nott Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,750,000 & \$4,000,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Malvern East

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	32 Claremont Av MALVERN 3144	\$4,080,000	02/03/2024
2	16 Grant St MALVERN EAST 3145	\$3,900,000	18/11/2023
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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 17:23



 4  2  3

Rooms: 8
Property Type: House (Res)
Land Size: 699 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$3,750,000 - \$4,000,000
Median House Price
March quarter 2024: \$2,050,000

Comparable Properties



32 Claremont Av MALVERN 3144 (REI)

[Agent Comments](#)

 5  2  2

Price: \$4,080,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 533 sqm approx



16 Grant St MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

 5  3  2

Price: \$3,900,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 650 sqm approx

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.

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