

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

11 Lara Street, Malvern Vic 3144

Indicative selling price

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

Range between \$2,600,000 & \$2,860,000

Median sale price

Median price \$2,880,000 Property Type House Suburb Malvern

Period - From 05/10/2022 to 04/10/2023 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	34 Jordan St MALVERN 3144	\$2,952,000	12/05/2023
2	4a Wilson St GLEN IRIS 3146	\$2,900,000	16/07/2023
3	3 Alice St MALVERN 3144	\$2,850,000	05/05/2023

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:

05/10/2023 14:36



Rooms: 7

Property Type:

Divorce/Estate/Family Transfers

Land Size: 346 sqm approx

Agent Comments

Comparable Properties



34 Jordan St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$2,952,000

Method: Private Sale

Date: 12/05/2023

Property Type: House

Land Size: 275 sqm approx



4a Wilson St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,900,000

Method: Private Sale

Date: 16/07/2023

Property Type: House

Land Size: 330 sqm approx



3 Alice St MALVERN 3144 (REI/VG)

Agent Comments



Price: \$2,850,000

Method: Private Sale

Date: 05/05/2023

Property Type: House

Land Size: 295 sqm approx