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

1175 Malvern Road, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,330,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$2,850,000	Pro	operty Type	Hou	ise		Suburb	Malvern
Period - From	01/10/2022	to	30/09/2023		So	urce	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	11b Evandale Rd MALVERN 3144	\$1,503,000	26/08/2023
2	60 Jordan St MALVERN 3144	\$1,450,000	24/06/2023
3	185 Finch St GLEN IRIS 3146	\$1,449,000	08/07/2023

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:

15/11/2023 12:07

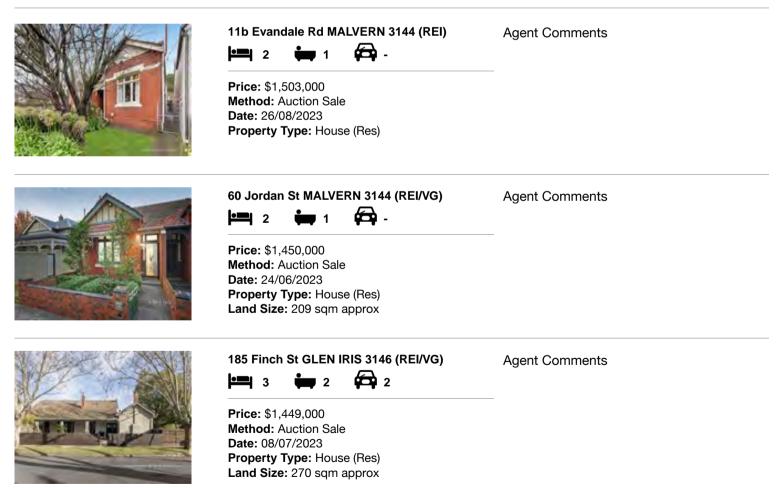






Property Type: Land Size: 234 Approx sqm Agent Comments Indicative Selling Price \$1,330,000 - \$1,400,000 Median House Price Year ending September 2023: \$2,850,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999



property data com au

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