## 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 12 Carmelo Avenue, Malvern East Vic 3145 Including suburb and postcode

#### Indicative selling price

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

Range between \$1,450,000 \$1,550,000 &

### Median sale price

Median price	\$2,050,000	Pro	perty Type	House		Suburb	Malvern East
Period - From	27/05/2024	to	26/05/2025		Source	Property	/ Data

# 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

Add	dress of comparable property	Price	Date of sale
1	39 Thurso St MALVERN EAST 3145	\$1,509,000	01/04/2025
2	18 Thurso St MALVERN EAST 3145	\$1,524,000	01/03/2025
3	33 Cairnes Cr MALVERN EAST 3145	\$1,680,000	22/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2025 11:30





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**Indicative Selling Price** \$1,450,000 - \$1,550,000 **Median House Price** 27/05/2024 - 26/05/2025: \$2,050,000





Property Type: House Land Size: 843 sqm approx

**Agent Comments** 

# Comparable Properties



39 Thurso St MALVERN EAST 3145 (REI/VG)

Price: \$1,509,000 Method: Private Sale Date: 01/04/2025 Property Type: House Land Size: 689 sqm approx

**Agent Comments** 



18 Thurso St MALVERN EAST 3145 (REI/VG)

Agent Comments

Price: \$1,524,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res) Land Size: 650 sqm approx

33 Cairnes Cr MALVERN EAST 3145 (REI)

Price: \$1,680,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res)

**Agent Comments** 







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