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 Ewart Street, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Range between \$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$2,850,000	Pro	perty Type	House		Suburb	Malvern
Period - From	01/10/2022	to	30/09/2023		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	6 Rushmead St MALVERN 3144	\$2,230,000	22/06/2023	
2	30 Aintree Rd GLEN IRIS 3146	\$1.976.000	06/05/2023	

3 7 Devonshire Rd MALVERN EAST 3145 \$1,970,000 04/09/2023

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:	17/10/2023 10:20













Property Type: House Agent Comments Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price

Year ending September 2023: \$2,850,000

Comparable Properties



6 Rushmead St MALVERN 3144 (REI/VG)

-3





Agent Comments

Price: \$2,230,000 Method: Private Sale Date: 22/06/2023 Property Type: House Land Size: 446 sqm approx



30 Aintree Rd GLEN IRIS 3146 (REI/VG)

=3







Price: \$1,976,000 **Method:** Auction Sale **Date:** 06/05/2023

Property Type: House (Res) **Land Size:** 330 sqm approx

Agent Comments

Agent Comments



7 Devonshire Rd MALVERN EAST 3145 (REI)

2

-3

Price: \$1,970,000

Method: Sold Before Auction

Date: 04/09/2023

Property Type: House (Res) **Land Size:** 365 sqm approx

Account - Jellis Craig | P: 03 9864 5000





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