

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

12 Wilmot Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East

Period - From 01/01/2023 to 31/12/2023 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.

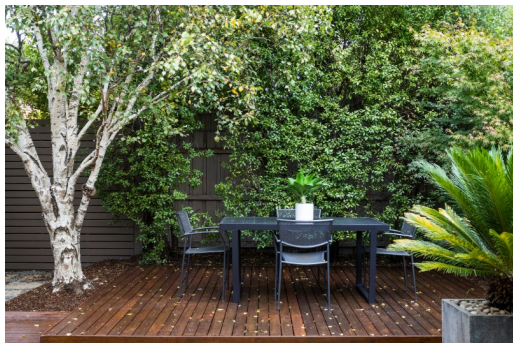
	Address of comparable property	Price	Date of sale
1	13b Emma St CAULFIELD SOUTH 3162	\$1,900,000	15/02/2024
2	44 Francis Cr GLEN IRIS 3146	\$1,820,000	24/02/2024
3	2/25 Alma St MALVERN EAST 3145	\$1,750,000	29/02/2024

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:

29/02/2024 15:25



 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 390 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,700,000 - \$1,870,000
Median House Price
Year ending December 2023: \$2,092,500

Comparable Properties



13b Emma St CAULFIELD SOUTH 3162 (REI) [Agent Comments](#)

 4  4  2

Price: \$1,900,000
Method: Sold Before Auction
Date: 15/02/2024
Property Type: Townhouse (Single)



44 Francis Cr GLEN IRIS 3146 (REI) [Agent Comments](#)

 3  2  4

Price: \$1,820,000
Method: Sold Before Auction
Date: 24/02/2024
Property Type: House (Res)



2/25 Alma St MALVERN EAST 3145 (REI) [Agent Comments](#)

 3  2  2

Price: \$1,750,000
Method: Private Sale
Date: 29/02/2024
Property Type: Townhouse (Single)

Account - Woodards | P: 03 9866 4411 | F: 03 9866 4504