

# 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

13 Anderson Street, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$7,000,000

&

\$7,700,000

### Median sale price

Median price

\$2,096,000

Property Type

House

Suburb

Malvern East

Period - From

15/04/2023

to

14/04/2024

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	38 Central Park Rd MALVERN EAST 3145	\$7,450,000	28/02/2024
2	20 Embling Rd MALVERN 3144	\$7,380,000	27/02/2024
3			

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:

15/04/2024 15:20



 5  3  4

**Property Type:** House  
**Land Size:** 622 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$7,000,000 - \$7,700,000  
**Median House Price**  
15/04/2023 - 14/04/2024: \$2,096,000

## Comparable Properties



**38 Central Park Rd MALVERN EAST 3145 (REI)** **Agent Comments**

 5  3  2

**Price:** \$7,450,000  
**Method:** Private Sale  
**Date:** 28/02/2024  
**Property Type:** House



**20 Embling Rd MALVERN 3144 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$7,380,000  
**Method:** Private Sale  
**Date:** 27/02/2024  
**Property Type:** House

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.

**Account - Marshall White** | P: 03 9822 9999