Statement of Information

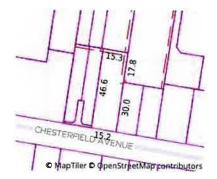
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale				
Address Including suburb and postcode				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$5,500,0		6,000,000		
Median sale price				
Median price \$2,800,000	Property Type House	Suburb	Malvern	
Period - From 01/01/2023	3 to 31/12/2023	SourceREIV		
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 p	property	Pr	ice Da	te of sale
1 13 Chesterfield Av M	ALVERN 3144	\$3	,500,000 02	/03/2015
2				
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.				
Ti	nis Statement of Information wa	as prepared on:	26/02/2024 1	7:25









Property Type: House **Land Size:** 729 sqm approx Agent Comments

Indicative Selling Price \$5,500,000 - \$6,000,000 Median House Price Year ending December 2023: \$2,800,000

Comparable Properties

13 Chesterfield Av MALVERN 3144 (REI/VG)

Agent Comments

Price: \$3,500,000

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Method: Sold Before Auction

Date: 02/03/2015 Property Type: House Land Size: 729 sqm approx

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 - RT Edgar | P: 03 9826 1000





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