

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 Chesterfield Avenue, Malvern Vic 3144

Indicative selling price

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

Range between

\$5,500,000

&

\$6,000,000

Median sale price

Median price

\$2,800,000

Property Type

House

Suburb

Malvern

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	13 Chesterfield Av MALVERN 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.

This Statement of Information was prepared on:

26/02/2024 17:25



 5  3  2

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

 5  3  2

Price: \$3,500,000
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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