

# 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 Johnstone Street, Malvern Vic 3144

### Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

### Median sale price

Median price \$2,775,000 Property Type House Suburb Malvern

Period - From 01/04/2023 to 30/06/2023 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	40 Cawkwell St MALVERN 3144	\$2,650,000	06/06/2023
2	36 Alice St MALVERN 3144	\$2,600,000	06/04/2023
3	5 Ardrie Rd MALVERN EAST 3145	\$2,330,000	01/04/2023

**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:

20/07/2023 11:18



4   2   1

**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,400,000 - \$2,600,000  
**Median House Price**  
June quarter 2023: \$2,775,000

## Comparable Properties



40 Cawkwell St MALVERN 3144 (REI)

Agent Comments

3   2   2

**Price:** \$2,650,000  
**Method:** Sold Before Auction  
**Date:** 06/06/2023  
**Property Type:** House (Res)



36 Alice St MALVERN 3144 (REI/VG)

Agent Comments

3   2   2

**Price:** \$2,600,000  
**Method:** Private Sale  
**Date:** 06/04/2023  
**Property Type:** House  
**Land Size:** 374 sqm approx



5 Ardrie Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3   2   2

**Price:** \$2,330,000  
**Method:** Auction Sale  
**Date:** 01/04/2023  
**Property Type:** House (Res)  
**Land Size:** 498 sqm approx