

# 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

14 Ailsa Avenue, 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,277,500 Property Type House Suburb Malvern East

Period - From 01/10/2023 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	26 Clarence St MALVERN EAST 3145	\$2,115,000	17/02/2024
2	19 Hedgeley Av MALVERN EAST 3145	\$1,950,000	16/09/2023
3	57 Nicholas St ASHBURTON 3147	\$1,845,000	24/11/2023

**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:

20/02/2024 10:50



4   3   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

December quarter 2023: \$2,277,500

## Comparable Properties



**26 Clarence St MALVERN EAST 3145 (REI)**

Agent Comments

3   2   2

**Price:** \$2,115,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)



**19 Hedgeley Av MALVERN EAST 3145 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,950,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 646 sqm approx



**57 Nicholas St ASHBURTON 3147 (REI)**

Agent Comments

3   1   3

**Price:** \$1,845,000

**Method:** Sold Before Auction

**Date:** 24/11/2023

**Property Type:** House (Res)

**Land Size:** 696 sqm approx

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