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									
Range betwee	\$1,800,000		&		\$1,980,000				
Median sale p	rice								
Median price	\$2,277,500	Pro	operty Type	Hou	se		Suburb	Malvern East	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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









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)



Price: \$2,115,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res)

Agent Comments

Agent Comments



(REI/VG) 3 4 2 2 2

19 Hedgeley Av MALVERN EAST 3145

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)



Price: \$1,845,000 Method: Sold Before Auction Date: 24/11/2023 Property Type: House (Res) Land Size: 696 sqm approx

Account - Jellis Craig | P: 03 9864 5000



propertydata

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Agent Comments