

# 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 Ewart 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 \$2,350,000 Property Type House Suburb Malvern

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	5 Horace St MALVERN 3144	\$2,800,000	22/09/2023
2	13 Johnstone St MALVERN 3144	\$2,495,000	19/08/2023
3	16 Findon St MALVERN EAST 3145	\$2,425,000	21/10/2023

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:

07/02/2024 12:24



 4   
  3   
  2

**Rooms:** 6  
**Property Type:** House (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$2,400,000 - \$2,600,000  
**Median House Price**  
 December quarter 2023: \$2,350,000

## Comparable Properties



5 Horace St MALVERN 3144 (REI/VG)

Agent Comments

 4   
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  2

**Price:** \$2,800,000  
**Method:** Private Sale  
**Date:** 22/09/2023  
**Property Type:** House  
**Land Size:** 337 sqm approx



13 Johnstone St MALVERN 3144 (REI/VG)

Agent Comments

 4   
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**Price:** \$2,495,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 490 sqm approx



16 Findon St MALVERN EAST 3145 (REI)

Agent Comments

 4   
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  1

**Price:** \$2,425,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** House (Res)  
**Land Size:** 433 sqm approx

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