

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

15 Bellevue Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,700,000

 &

\$1,800,000

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	36 Webster St MALVERN EAST 3145	\$1,850,000	20/02/2024
2	42 Thurso St MALVERN EAST 3145	\$1,725,000	17/02/2024
3	46 Abbotsford Av MALVERN EAST 3145	\$1,708,000	25/11/2023

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:

27/02/2024 14:05



 3  2  4

Property Type: House

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

December quarter 2023: \$2,277,500

Comparable Properties



36 Webster St MALVERN EAST 3145 (REI)

Agent Comments

 5  3  4

Price: \$1,850,000

Method: Private Sale

Date: 20/02/2024

Property Type: House

Land Size: 830 sqm approx



42 Thurso St MALVERN EAST 3145 (REI)

Agent Comments

 4  2  2

Price: \$1,725,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 650 sqm approx



46 Abbotsford Av MALVERN EAST 3145 (REI)

Agent Comments

 3  1  3

Price: \$1,708,000

Method: Auction Sale

Date: 25/11/2023

Property Type: House (Res)

Land Size: 627 sqm approx

Account - Marshall White | P: 03 9822 9999