

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 Moorakyne Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$6,500,000 & \$7,100,000

Median sale price

Median price \$3,453,000 Property Type House Suburb Malvern

Period - From 01/07/2023 to 30/09/2023 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	13 Toorak Av TOORAK 3142	\$6,628,000	26/07/2023
2	11 Moonga Rd TOORAK 3142	\$6,600,000	24/06/2023
3	15 Henderson Av MALVERN 3144	\$6,500,000	06/05/2023

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:

24/10/2023 12:41



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Property Type: House (Previously Occupied - Detached)
Land Size: 909 sqm approx
Agent Comments

Indicative Selling Price
\$6,500,000 - \$7,100,000
Median House Price
September quarter 2023: \$3,453,000

Comparable Properties



13 Toorak Av TOORAK 3142 (REI)

Agent Comments

5 3 2

Price: \$6,628,000
Method: Private Sale
Date: 26/07/2023
Property Type: House (Res)



11 Moonga Rd TOORAK 3142 (REI/VG)

Agent Comments

4 3 2

Price: \$6,600,000
Method: Expression of Interest
Date: 24/06/2023
Property Type: House (Res)
Land Size: 748 sqm approx



15 Henderson Av MALVERN 3144 (REI/VG)

Agent Comments

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Price: \$6,500,000
Method: Private Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 853 sqm approx