## 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 18 Forster Avenue, Malvern East Vic 3145 Including suburb and postcode

#### Indicative selling price

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

Range between \$2,000,000 \$2,200,000 &

### Median sale price

Median price	\$2,004,000	Pro	perty Type	House		Suburb	Malvern East
Period - From	01/04/2024	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	22 Karma Av MALVERN EAST 3145	\$2,085,000	29/03/2025
2	69 Karma Av MALVERN EAST 3145	\$2,155,000	01/03/2025
3	39 Summerhill Av MALVERN EAST 3145	\$2,250,000	03/02/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/04/2025 14:45











**Property Type:** House Agent Comments

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending March 2025: \$2,004,000

# Comparable Properties



22 Karma Av MALVERN EAST 3145 (REI)

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**3** 

**Price:** \$2,085,000 **Method:** Auction Sale **Date:** 29/03/2025

Property Type: House (Res)

**Agent Comments** 



69 Karma Av MALVERN EAST 3145 (REI)

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Agent Comments

**Price:** \$2,155,000 **Method:** Auction Sale **Date:** 01/03/2025

Property Type: House (Res) Land Size: 660 sqm approx

39 Summerhill Av MALVERN EAST 3145 (REI)



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9 2

Price: \$2,250,000 Method: Private Sale Date: 03/02/2025 Property Type: House Land Size: 650 sqm approx Agent Comments

Account - Marshall White | P: 03 9822 9999





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