# 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

18 Fountaine Avenue, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	1 \$2,400,000		&		\$2,600,000				
Median sale price									
Median price	\$2,021,625	Pro	operty Type	Hou	se		Suburb	Malvern East	
Period - From	01/01/2024	to	31/12/2024		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	13 Douglas St MALVERN EAST 3145	\$2,610,000	01/03/2025
2	30 Cairnes Cr MALVERN EAST 3145	\$2,540,000	22/02/2025
3	34 Midlothian St MALVERN EAST 3145	\$2,450,000	06/02/2025

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:

20/03/2025 16:04







Property Type: House Land Size: 560 sqm approx Agent Comments Indicative Selling Price \$2,400,000 - \$2,600,000 Median House Price Year ending December 2024: \$2,021,625

# **Comparable Properties**

13 Douglas St MALVERN EAST 3145 (REI)   1   1   1   Price: \$2,610,000   Method: Auction Sale   Date: 01/03/2025   Property Type: House (Res)	Agent Comments
30 Cairnes Cr MALVERN EAST 3145 (REI) 5 3 2 Price: \$2,540,000 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res)	Agent Comments
34 Midlothian St MALVERN EAST 3145 (REI)   4 2 4   Price: \$2,450,000   Method: Private Sale   Date: 06/02/2025   Property Type: House	Agent Comments

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