

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

19 Hunter Street, Malvern Vic 3144

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$2,775,000 Property Type House Suburb Malvern

Period - From 01/04/2023 to 30/06/2023 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	27 Soudan St MALVERN 3144	\$3,235,000	24/06/2023
2	9 Bailey Av ARMADALE 3143	\$2,900,000	26/05/2023
3	25 Soudan St MALVERN 3144	\$2,713,500	24/06/2023

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:

09/08/2023 09:44



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
\$2,900,000 - \$3,190,000
Median House Price
June quarter 2023: \$2,775,000

Comparable Properties



27 Soudan St MALVERN 3144 (REI)

Agent Comments

4 3 2

Price: \$3,235,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 465 sqm approx



9 Bailey Av ARMADALE 3143 (REI)

Agent Comments

4 3 3

Price: \$2,900,000
Method: Private Sale
Date: 26/05/2023
Property Type: House
Land Size: 457 sqm approx



25 Soudan St MALVERN 3144 (REI)

Agent Comments

4 2 1

Price: \$2,713,500
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 465 sqm approx

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