

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

1990 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	2/27 Glenbrook Av MALVERN EAST 3145	\$1,240,000	06/12/2023
2	47a Burke Rd MALVERN EAST 3145	\$1,225,000	11/11/2023
3	4/10 Burke Rd MALVERN EAST 3145	\$1,198,888	05/02/2024

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 15:35



3 2 2

Property Type: House (Res)

Land Size: 353 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

December quarter 2023: \$2,277,500

Comparable Properties



2/27 Glenbrook Av MALVERN EAST 3145 (REI/VG)

Agent Comments

3 1 1

Price: \$1,240,000

Method: Private Sale

Date: 06/12/2023

Property Type: House



47a Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

2 1 3

Price: \$1,225,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)



4/10 Burke Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,198,888

Method: Private Sale

Date: 05/02/2024

Property Type: Townhouse (Single)

Account - Marshall White | P: 03 9822 9999