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

2/29 Grant Street, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	01/01/2024	to	31/03/2024		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.

Add	dress of comparable property	Price	Date of sale
1	2/15 Estella St GLEN IRIS 3146	\$960,000	02/03/2024
2	3/2 Tollington Av MALVERN EAST 3145	\$890,000	14/06/2024
3	2/17 Darling Rd MALVERN EAST 3145	\$846,000	18/05/2024

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:

02/07/2024 09:39









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$800,000 - \$880,000 **Median Unit Price** March quarter 2024: \$610,000

Comparable Properties



2/15 Estella St GLEN IRIS 3146 (REI/VG)



Price: \$960,000 Method: Auction Sale Date: 02/03/2024 Property Type: Unit

Agent Comments



3/2 Tollington Av MALVERN EAST 3145 (REI) Agent Comments

2 1

Price: \$890,000 Method: Private Sale Date: 14/06/2024 Property Type: Apartment

2/17 Darling Rd MALVERN EAST 3145 (REI)



Agent Comments



Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000



propertydata

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