

# 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

2/82 Brunel Street, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$630,500 Property Type Unit 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	6/33 Howard St GLEN IRIS 3146	\$1,040,000	14/02/2024
2	1/48-50 Serrell St MALVERN EAST 3145	\$1,107,000	11/11/2023
3	4/114-116 Darling Rd MALVERN EAST 3145	\$1,011,000	21/10/2023

**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:

18/03/2024 14:19



2   1   1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

December quarter 2023: \$630,500

## Comparable Properties



**6/33 Howard St GLEN IRIS 3146 (REI)**

**Agent Comments**

2   1   1

**Price:** \$1,040,000

**Method:** Sold Before Auction

**Date:** 14/02/2024

**Property Type:** Unit



**1/48-50 Serrell St MALVERN EAST 3145 (REI)**

**Agent Comments**

2   1   2

**Price:** \$1,107,000

**Method:** Auction Sale

**Date:** 11/11/2023

**Property Type:** Unit



**4/114-116 Darling Rd MALVERN EAST 3145 (REI)**

**Agent Comments**

2   1   1

**Price:** \$1,011,000

**Method:** Auction Sale

**Date:** 21/10/2023

**Property Type:** Unit

**Account - Jellis Craig | P: 03 9864 5000**