

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 Lysterville Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$2,450,000 & \$2,550,000

Median sale price

Median price \$2,350,000 Property Type House Suburb Malvern

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	353 Wattletree Rd MALVERN EAST 3145	\$2,525,000	16/12/2023
2	13 Johnstone St MALVERN 3144	\$2,495,000	19/08/2023
3	16 Findon St MALVERN EAST 3145	\$2,425,000	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:

15/02/2024 17:09



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,450,000 - \$2,550,000

Median House Price

December quarter 2023: \$2,350,000

Comparable Properties



353 Wattleree Rd MALVERN EAST 3145 (REI) Agent Comments

4 2 3

Price: \$2,525,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 620 sqm approx



13 Johnstone St MALVERN 3144 (REI/VG) Agent Comments

4 2 1

Price: \$2,495,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)

Land Size: 490 sqm approx



16 Findon St MALVERN EAST 3145 (REI) Agent Comments

4 1 1

Price: \$2,425,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 433 sqm approx

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