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

20 Olive Street, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$2,500,000		&		\$2,700,000			
Median sale p	rice							
Median price	\$2,092,500	Pro	operty Type	Hous	se		Suburb	Malvern East
Period - From	01/04/2023	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.

Ado	dress of comparable property	Price	Date of sale
1	9 Epping St MALVERN EAST 3145	\$2,800,000	28/02/2024
2	437a Wattletree Rd MALVERN EAST 3145	\$2,690,000	17/02/2024
3	353 Wattletree Rd MALVERN EAST 3145	\$2,525,000	16/12/2023

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:

24/04/2024 16:52







Property Type: House (Res) **Land Size:** 613 sqm approx Agent Comments Indicative Selling Price \$2,500,000 - \$2,700,000 Median House Price Year ending March 2024: \$2,092,500

Comparable Properties



9 Epping St MALVERN EAST 3145 (REI)



Price: \$2,800,000 Method: Private Sale Date: 28/02/2024 Property Type: House Land Size: 599 sqm approx Agent Comments

Agent Comments



437a Wattletree Rd MALVERN EAST 3145 (REI) Agent Comments



Price: \$2,690,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 785 sqm approx



353 Wattletree Rd MALVERN EAST 3145 (REI/VG)



Price: \$2,525,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 620 sqm approx

Account - Marshall White | P: 03 9822 9999



propertydata

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