

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,700,000

### Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East

Period - From 01/04/2023 to 31/03/2024 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	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



4 2 2

**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)

**Agent Comments**

3 2 4

**Price:** \$2,800,000

**Method:** Private Sale

**Date:** 28/02/2024

**Property Type:** House

**Land Size:** 599 sqm approx



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

4 2 2

**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)

**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

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