Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| 206/36 Shaftesbury Avenue, Malvern Vic 3144 |
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Indicative selling price

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

| Single price | \$599,990 |
|--------------|-----------|
| onigio prico | 4000,000 |

Median sale price

| Median price \$666,500 | Pro | operty Type Uni | t | ; | Suburb | Malvern |
|--------------------------|-----|-----------------|-----|------|----------|---------|
| Period - From 29/04/2024 | to | 28/04/2025 | Sou | urce | Property | / Data |

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

| Add | dress of comparable property | Price | Date of sale |
|-----|----------------------------------|-----------|--------------|
| 1 | 4/10 Meredith St MALVERN 3144 | \$620,000 | 01/04/2025 |
| 2 | 5/1529 Malvern Rd GLEN IRIS 3146 | \$650,000 | 31/03/2025 |
| 3 | 206/881 High St ARMADALE 3143 | \$630,000 | 31/03/2025 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 29/04/2025 13:16 |
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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$599,990 **Median Unit Price** 29/04/2024 - 28/04/2025: \$666,500

Comparable Properties



4/10 Meredith St MALVERN 3144 (REI)



Price: \$620,000 Method: Private Sale Date: 01/04/2025

Property Type: Unit

Agent Comments



5/1529 Malvern Rd GLEN IRIS 3146 (REI)

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Agent Comments

Price: \$650,000 Method: Private Sale Date: 31/03/2025 Property Type: Unit



206/881 High St ARMADALE 3143 (REI)





Price: \$630,000 Method: Private Sale Date: 31/03/2025

Property Type: Apartment

Agent Comments

Account - RT Edgar | P: 03 9826 1000





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