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

20a Cressy Street, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,200,000		&		\$1,300,000			
Median sale price								
Median price	\$2,820,000	Pro	Property Type Hous		se		Suburb	Malvern
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	90 Milton Pde MALVERN 3144	\$1,350,000	01/06/2024
2	9 Childers Rd MALVERN 3144	\$1,330,000	23/03/2024
3	11 Stanhope St ARMADALE 3143	\$1,301,000	25/05/2024

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:

09/07/2024 09:16









Property Type: House Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending March 2024: \$2,820,000

Comparable Properties

90 Milton Pde MALVERN 3144 (REI) 2 1 1 1 Price: \$1,350,000 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res)	Agent Comments
9 Childers Rd MALVERN 3144 (REI/VG) 2 1 1 1 Price: \$1,330,000 Method: Auction Sale Date: 23/03/2024 Property Type: House (Res) Land Size: 245 sqm approx	Agent Comments
11 Stanhope St ARMADALE 3143 (REI) 2 1 - Price: \$1,301,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 191 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9864 5000



propertydata

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