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

23 Nyora Street, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$3,400,000		&		\$3,600,000			
Median sale p	rice							
Median price	\$2,092,500	Pro	operty Type	Hou	ISE		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.

Add	dress of comparable property	Price	Date of sale
1	1 Hedgeley Av MALVERN EAST 3145	\$3,800,000	30/11/2023
2	5 Netherlee St GLEN IRIS 3146	\$3,585,000	04/05/2024
3	9 Rushmead St MALVERN 3144	\$3,431,000	25/11/2023

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:

21/05/2024 16:29







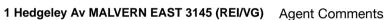


Property Type: House Agent Comments

Indicative Selling Price \$3,400,000 - \$3,600,000 Median House Price Year ending March 2024: \$2,092,500

Comparable Properties







Price: \$3,800,000 Method: Private Sale Date: 30/11/2023 Property Type: House Land Size: 1254 sqm approx



5 Netherlee St GLEN IRIS 3146 (REI)

Agent Comments





Price: \$3,585,000 Method: Auction Sale Date: 04/05/2024 Property Type: House (Res) Land Size: 719 sqm approx

9 Rushmead St MALVERN 3144 (REI/VG)



Agent Comments

Price: \$3,431,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 487 sqm approx

Account - Jellis Craig | P: 03 9864 5000



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.