

# 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

24 Warner Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000 & \$2,970,000

### Median sale price

Median price \$2,855,000 Property Type House Suburb Malvern

Period - From 03/04/2023 to 02/04/2024 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	8 Dixon St MALVERN 3144	\$3,265,000	23/03/2024
2	64 Aintree Rd GLEN IRIS 3146	\$3,090,000	23/10/2023
3	2a Sorrett Av MALVERN 3144	\$2,750,000	06/10/2023

**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: 03/04/2024 11:14

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3   1   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 708 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,700,000 - \$2,970,000  
**Median House Price**  
03/04/2023 - 02/04/2024: \$2,855,000

## Comparable Properties



8 Dixon St MALVERN 3144 (REI)

Agent Comments

3   2   4

**Price:** \$3,265,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 701 sqm approx



64 Aintree Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4   2   -

**Price:** \$3,090,000  
**Method:** Private Sale  
**Date:** 23/10/2023  
**Property Type:** House (Res)  
**Land Size:** 685 sqm approx



2a Sorrett Av MALVERN 3144 (REI/VG)

Agent Comments

3   3   2

**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 06/10/2023  
**Property Type:** House (Res)  
**Land Size:** 560 sqm approx

Account - Belle Property Glen Iris | P: 03 98181888