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

25 Spring Road, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	ו \$6,300,000		&		\$6,800,000				
Median sale price									
Median price	\$3,265,000	Pro	Property Type Hous		se S		Suburb	Malvern	
Period - From	01/01/2024	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	113 Kooyong Rd ARMADALE 3143	\$6,800,000	28/09/2023
2	1104 Malvern Rd ARMADALE 3143	\$6,750,000	01/03/2024
3	37 Somers Av MALVERN 3144	\$6,650,000	24/01/2024

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:

22/04/2024 17:03







Property Type: House Land Size: 903 sqm approx Agent Comments Indicative Selling Price \$6,300,000 - \$6,800,000 Median House Price March quarter 2024: \$3,265,000

Comparable Properties

113 Kooyong Rd ARMADALE 3143 (REI/VG) 5 2 2 2 Price: \$6,800,000 Method: Private Sale Date: 28/09/2023 Property Type: House (Res) Land Size: 915 sqm approx	Agent Comments
1104 Malvern Rd ARMADALE 3143 (REI) 5 4 2 Price: \$6,750,000 Method: Private Sale Date: 01/03/2024 Property Type: House	Agent Comments
37 Somers Av MALVERN 3144 (REI/VG) 5 2 2 2 Price: \$6,650,000 Method: Private Sale Date: 24/01/2024 Property Type: House (Res) Land Size: 721 sqm approx	Agent Comments

Account - Marshall White | P: 03 9822 9999



property data

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