

# 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

29 Washington Avenue, Malvern East Vic 3145

### Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

### Median sale price

Median price \$2,277,500 Property Type House Suburb Malvern East

Period - From 01/10/2023 to 31/12/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

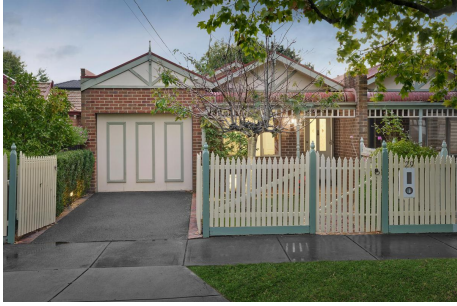
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/12 Allenby Av GLEN IRIS 3146	\$1,600,000	02/03/2024
2	1/40 Brunel St MALVERN EAST 3145	\$1,549,000	06/03/2024
3	5/406 Wattletree Rd MALVERN EAST 3145	\$1,515,000	18/11/2023

**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: 18/03/2024 16:23



3   2   2

**Rooms:** 5  
**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$1,500,000 - \$1,650,000  
**Median House Price**  
 December quarter 2023: \$2,277,500

## Comparable Properties



1/12 Allenby Av GLEN IRIS 3146 (REI)

Agent Comments

3   2   2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)



1/40 Brunel St MALVERN EAST 3145 (REI)

Agent Comments

3   1   2

**Price:** \$1,549,000  
**Method:** Private Sale  
**Date:** 06/03/2024  
**Property Type:** House (Res)  
**Land Size:** 295 sqm approx



5/406 Wattletree Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

3   2   2

**Price:** \$1,515,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Townhouse (Res)  
**Land Size:** 243 sqm approx

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