

# 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

2d Wilks Avenue, 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 \$2,000,000 & \$2,100,000

### Median sale price

Median price \$2,820,000 Property Type House Suburb Malvern

Period - From 01/04/2023 to 31/03/2024 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	39 Elizabeth St MALVERN 3144	\$2,100,000	07/12/2023
2	7 Thanet St MALVERN 3144	\$1,970,000	26/02/2024
3	213 Wattletree Rd MALVERN 3144	\$1,945,000	03/05/2024

**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:

05/06/2024 10:17



3   2   3

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,100,000

**Median House Price**

Year ending March 2024: \$2,820,000

## Comparable Properties



**39 Elizabeth St MALVERN 3144 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 07/12/2023

**Property Type:** House

**Land Size:** 231 sqm approx



**7 Thanet St MALVERN 3144 (VG)**

Agent Comments

3   -   -

**Price:** \$1,970,000

**Method:** Sale

**Date:** 26/02/2024

**Property Type:** House (Res)

**Land Size:** 334 sqm approx



**213 Wattletree Rd MALVERN 3144 (REI)**

Agent Comments

3   2   1

**Price:** \$1,945,000

**Method:** Sold Before Auction

**Date:** 03/05/2024

**Property Type:** House (Res)

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