

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

3/1847 Malvern Road, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East

Period - From 01/01/2023 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		
2		
3		

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: 25/03/2024 21:41



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Rooms: 7

Property Type: Townhouse
(Single)

Agent Comments

Timeless contemporary executive home, Meters to Hedgeley Dene, leading schools, One of just three in secure gated group, Peaceful and perfectly private at the rear, North facing living and alfresco areas, Ground floor main bedroom with WIR/ensuite, Flexible ground floor 4th bedrm/ home office

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending December 2023: \$2,092,500

Comparable Properties

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.

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