

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 3/1906 Malvern Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,200,444 Property Type Townhouse Suburb Malvern East

Period - From 12/06/2023 to 11/06/2024 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	12 Bellevue Av MALVERN EAST 3145	\$2,200,000	05/03/2024
2	2H Warley Rd MALVERN EAST 3145	\$2,000,000	29/04/2024
3	1/18 St Georges Cr ASHBURTON 3147	\$1,950,000	04/05/2024

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: 12/06/2024 14:03



5 4 2

Property Type: Town Residence

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median Townhouse Price

12/06/2023 - 11/06/2024: \$1,200,444

5 bedrooms, 4 bathrooms, 2 powder rooms, private lift, multiple living rooms, private courtyard with rain sensor vergola, double glazed windows, electric external blinds, private double garage with internal entry (remote controlled), secure gated pedestrian entry

Comparable Properties



12 Bellevue Av MALVERN EAST 3145 (REI/VG) Agent Comments

4 3 2

Price: \$2,200,000

Method: Private Sale

Date: 05/03/2024

Property Type: House

Land Size: 325 sqm approx



2H Warley Rd MALVERN EAST 3145 (REI) Agent Comments

4 3 2

Price: \$2,000,000

Method: Private Sale

Date: 29/04/2024

Property Type: House

Land Size: 207 sqm approx



1/18 St Georges Cr ASHBURTON 3147 (REI) Agent Comments

4 3 2

Price: \$1,950,000

Method: Auction Sale

Date: 04/05/2024

Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088