

# 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

3/35 Johnstone Street, 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 \$750,000 & \$810,000

### Median sale price

Median price \$745,000 Property Type Unit Suburb Malvern

Period - From 01/10/2022 to 30/09/2023 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	2/41 Paxton St MALVERN EAST 3145	\$775,000	15/07/2023
2	5/76a Stanhope St MALVERN 3144	\$800,000	03/06/2023
3	2/16 Finlayson St MALVERN 3144	\$832,500	09/09/2023

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:

23/10/2023 15:15



**Property Type:** Unit

Agent Comments

## Comparable Properties



**2/41 Paxton St MALVERN EAST 3145 (REI/VG)** Agent Comments



**Price:** \$775,000

**Method:** Auction Sale

**Date:** 15/07/2023

**Property Type:** Apartment



**5/76a Stanhope St MALVERN 3144 (REI/VG)** Agent Comments



**Price:** \$800,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** Unit



**2/16 Finlayson St MALVERN 3144 (REI)** Agent Comments



**Price:** \$832,500

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** Townhouse (Res)