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

3/36 Johnstone Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale pi	rice							
Median price	\$737,500	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5/1 Gordon Gr MALVERN 3144	\$680,000	18/11/2023
2	10/62 Wattletree Rd ARMADALE 3143	\$666,000	01/11/2023
3	1/20 Johnstone St MALVERN 3144	\$609,000	28/10/2023

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:

30/01/2024 14:56



3/36 Johnstone Street, Malvern Vic 3144







Property Type: Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **Indicative Selling Price** \$600,000 - \$650,000 **Median Unit Price** December quarter 2023: \$737,500

Comparable Properties



5/1 Gordon Gr MALVERN 3144 (REI)



Price: \$680,000 Method: Private Sale Date: 18/11/2023 Property Type: Apartment Agent Comments



2 1

10/62 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments

Price: \$666,000 Method: Sold Before Auction



Date: 01/11/2023 Property Type: Unit

1/20 Johnstone St MALVERN 3144 (REI/VG)

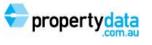


Agent Comments

Price: \$609.000 Method: Auction Sale Date: 28/10/2023 Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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