

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

30 Dixon Street, Malvern Vic 3144

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 \$2,750,000

Property Type House

Suburb Malvern

Period - From 01/07/2022

to 30/06/2023

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 | 24 Edsall St MALVERN 3144 | \$2,730,000 | 17/06/2023 |
| 2 | 40 Cawkwell St MALVERN 3144 | \$2,650,000 | 06/06/2023 |
| 3 | 36 Alice St MALVERN 3144 | \$2,600,000 | 06/04/2023 |

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:

05/10/2023 11:11



 3  2  2

Property Type: House

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending June 2023: \$2,750,000

Comparable Properties



24 Edsall St MALVERN 3144 (REI/VG)

Agent Comments

 3  2  1

Price: \$2,730,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 256 sqm approx



40 Cawkwell St MALVERN 3144 (REI)

Agent Comments

 3  2  2

Price: \$2,650,000

Method: Sold Before Auction

Date: 06/06/2023

Property Type: House (Res)



36 Alice St MALVERN 3144 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,600,000

Method: Private Sale

Date: 06/04/2023

Property Type: House

Land Size: 374 sqm approx

Account - Jellis Craig | P: 03 9864 5000