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

328 Glenferrie Road, Malvern Vic 3144

Indicative selling price

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

Range between $4,000,000 & $4,400,000

Median sale price

Median price	$2,800,000	Property Type	House	Suburb	Malvern
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	19 Monaro Rd KOOYONG 3144	$4,500,000	04/11/2023
2	2 Canberra Gr MALVERN 3144	$4,211,100	15/08/2023
3	14 Vincent St GLEN IRIS 3146	$3,900,000	21/10/2023

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 16:11

CONSUMER AFFAIRS VICTORIA

Jellis Craig

🛏 **4**   🛁 **2**   🚗 **4**

Property Type: House
Agent Comments

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
Year ending December 2023: $2,800,000

Comparable Properties

19 Monaro Rd KOOYONG 3144 (REI/VG)

🛏 **4**   🛁 **3**   🚗 **2**

Price: $4,500,000
Method: Private Sale
Date: 04/11/2023
Property Type: House
Land Size: 787 sqm approx

Agent Comments

2 Canberra Gr MALVERN 3144 (REI/VG)

🛏 **4**   🛁 **2**   🚗 **3**

Price: $4,211,100
Method: Private Sale
Date: 15/08/2023
Property Type: House
Land Size: 697 sqm approx

Agent Comments

14 Vincent St GLEN IRIS 3146 (REI)

🛏 **5**   🛁 **3**   🚗 **2**

Price: $3,900,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 864 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000