

# 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

35 Glendearg Grove, 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 \$2,600,000 & \$2,800,000

### 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	33 Jordan St MALVERN 3144	\$3,000,000	24/10/2023
2	351 Wattletree Rd MALVERN EAST 3145	\$2,862,500	17/02/2024
3	43 Hampden Rd ARMADALE 3143	\$2,730,000	20/10/2023

**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:

27/02/2024 12:10



4   2   2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

Year ending December 2023: \$2,800,000

## Comparable Properties



**33 Jordan St MALVERN 3144 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$3,000,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** House

**Land Size:** 446 sqm approx



**351 Wattletree Rd MALVERN EAST 3145 (REI)**

Agent Comments

4   3   4

**Price:** \$2,862,500

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 611 sqm approx



**43 Hampden Rd ARMADALE 3143 (REI/VG)**

Agent Comments

4   3   1

**Price:** \$2,730,000

**Method:** Private Sale

**Date:** 20/10/2023

**Property Type:** House

**Land Size:** 573 sqm approx

Account - Jellis Craig | P: 03 9864 5000