

# 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

36 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 \$2,300,000 & \$2,500,000

### Median sale price

Median price \$2,820,000 Property Type House Suburb Malvern

Period - From 01/04/2023 to 31/03/2024 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	14 Ewart St MALVERN 3144	\$2,575,000	02/03/2024
2	9 Victoria Rd.S MALVERN 3144	\$2,375,000	20/04/2024
3	35 Cawkwell St MALVERN 3144	\$2,365,000	02/12/2023

**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:

20/05/2024 16:57



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 357 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,300,000 - \$2,500,000  
**Median House Price**  
Year ending March 2024: \$2,820,000

## Comparable Properties



**14 Ewart St MALVERN 3144 (REI)**

**Agent Comments**



**Price:** \$2,575,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 464 sqm approx



**9 Victoria Rd.S MALVERN 3144 (REI)**

**Agent Comments**



**Price:** \$2,375,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 479 sqm approx



**35 Cawkwell St MALVERN 3144 (REI/VG)**

**Agent Comments**



**Price:** \$2,365,000  
**Method:** Auction Sale  
**Date:** 02/12/2023  
**Property Type:** House (Res)  
**Land Size:** 257 sqm approx

**Account - Fletchers** | P: 03 9885 3333