Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 39 Cairnes Crescent, Malvern East Vic 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,550,000		&		\$1,700,000			
Median sale price								
Median price	\$2,277,500	Pro	Property Type		House		Suburb	Malvern East
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 sixmonths 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	57 Nicholas St ASHBURTON 3147	\$1,845,000	24/11/2023
2	76 Alma St MALVERN EAST 3145	\$1,650,000	09/11/2023
3			

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:

12/02/2024 14:42





Mike Millington 03 9889 3990 0411 300 205





Property Type: House Land Size: 571 sqm approx Agent Comments Indicative Selling Price \$1,550,000 - \$1,700,000 Median House Price December quarter 2023: \$2,277,500

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Every now and then you're lucky enough to find a home that captures your heart and imagination, this charismatic period home is one of those special moments, showcasing quality craftsmanship and a family friendly floorplan

Comparable Properties

57 Nicholas St ASHBURTON 3147 (REI) 3 1 3 3 Price: \$1,845,000 Method: Sold Before Auction Date: 24/11/2023 Property Type: House (Res) Land Size: 696 sqm approx	Agent Comments
76 Alma St MALVERN EAST 3145 (REI) 3 1 2 Price: \$1,650,000 Method: Private Sale Date: 09/11/2023 Property Type: House Land Size: 768 sqm approx	Agent Comments

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.

Account - Shelter Real Estate | P: 03 9889 3990

propertydata



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