

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 39 Cairnes Crescent, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$2,277,500 Property Type House Suburb Malvern East

Period - From 01/10/2023 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	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



Property Type: House
Land Size: 571 sqm approx

Agent Comments

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

Indicative Selling Price
\$1,550,000 - \$1,700,000

Median House Price
December quarter 2023: \$2,277,500

Comparable Properties



57 Nicholas St ASHBURTON 3147 (REI)

Agent Comments



Price: \$1,845,000
Method: Sold Before Auction
Date: 24/11/2023
Property Type: House (Res)
Land Size: 696 sqm approx



76 Alma St MALVERN EAST 3145 (REI)

Agent Comments



Price: \$1,650,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 768 sqm approx

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.