#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

39 Serrell Street, Malvern East Vic 3145
3

#### Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000

#### Median sale price

Median price	\$2,004,000	Pro	perty Type	House		Suburb	Malvern East
Period - From	01/04/2024	to	31/03/2025		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

	aress of comparable property	1 1100	Date of Sale
1	18 Forster Av MALVERN EAST 3145	\$2,100,000	17/05/2025
2	32 Karma Av MALVERN EAST 3145	\$2,020,000	23/04/2025
3	69 Karma Av MALVERN EAST 3145	\$2,155,000	01/03/2025

#### 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:	04/06/2025 14:03



Date of sale









Property Type: House Land Size: 731 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$2,000,000 - \$2,200,000 **Median House Price** Year ending March 2025: \$2,004,000

## Comparable Properties



18 Forster Av MALVERN EAST 3145 (REI)

Price: \$2,100,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res)

**Agent Comments** 



32 Karma Av MALVERN EAST 3145 (VG)



**Agent Comments** 

Price: \$2,020,000 Method: Sale Date: 23/04/2025

Property Type: House (Res) Land Size: 663 sqm approx



69 Karma Av MALVERN EAST 3145 (REI)

Date: 01/03/2025

Price: \$2,155,000 Method: Auction Sale

Property Type: House (Res) Land Size: 660 sqm approx **Agent Comments** 

Account - Marshall White | P: 03 9822 9999





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