

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

4/1 Childers Road, Malvern Vic 3144

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$757,500 Property Type Unit Suburb Malvern

Period - From 01/04/2022 to 31/03/2023 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	6/31 Claremont Av MALVERN 3144	\$750,000	15/04/2023
2	3/68 Finch St MALVERN EAST 3145	\$675,000	29/04/2023
3	9/10-12 Meredith St MALVERN 3144	\$672,500	14/06/2023

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:

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Property Type:
Divorce/Estate/Family Transfers
Land Size: 698 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median Unit Price
Year ending March 2023: \$757,500

Comparable Properties



6/31 Claremont Av MALVERN 3144 (REI/VG)

Agent Comments



Price: \$750,000
Method: Auction Sale
Date: 15/04/2023
Property Type: Unit



3/68 Finch St MALVERN EAST 3145 (REI/VG)

Agent Comments



Price: \$675,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Unit



9/10-12 Meredith St MALVERN 3144 (REI)

Agent Comments



Price: \$672,500
Method: Private Sale
Date: 14/06/2023
Property Type: Apartment