## 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

4/7 Ferncroft Avenue, Malvern East Vic 3145

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$630,500	Pro	operty Type	Unit			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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	1/3 Bates St MALVERN EAST 3145	\$940,000	02/03/2024
2	2/1 Tollington Av MALVERN EAST 3145	\$938,000	05/01/2024
3	3/1 Tollington Av MALVERN EAST 3145	\$935,000	25/11/2023

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:

27/03/2024 11:21







Rooms: 4 Property Type: Unit Land Size: 116 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median Unit Price December quarter 2023: \$630,500

# **Comparable Properties**



1/3 Bates St MALVERN EAST 3145 (REI)



Price: \$940,000 Method: Auction Sale Date: 02/03/2024 Property Type: Apartment Agent Comments

Agent Comments



2/1 Tollington Av MALVERN EAST 3145 (REI/VG)

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Price: \$938,000 Method: Private Sale Date: 05/01/2024 Property Type: Townhouse (Single)



3/1 Tollington Av MALVERN EAST 3145 (REI/VG)

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Price: \$935,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit Agent Comments

Account - FITCH PARTNERS PTY LTD | P: 0391149888





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