

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$920,000

### Median sale price

Median price \$630,500 Property Type Unit 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	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



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**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)**

[Agent Comments](#)

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



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

[Agent Comments](#)

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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)**

[Agent Comments](#)

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

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