

# 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 Anderson Street, 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 \$3,100,000 & \$3,400,000

### Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East

Period - From 01/04/2023 to 31/03/2024 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	4 Hornsby St MALVERN 3144	\$3,460,000	16/03/2024
2	23 Winter St MALVERN 3144	\$3,300,000	27/04/2024
3	48 Kerferd St MALVERN EAST 3145	\$3,280,000	18/04/2024

**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: 02/05/2024 08:46



 4  2  2

**Property Type:** House (Res)

**Land Size:** 593 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,100,000 - \$3,400,000

**Median House Price**

Year ending March 2024: \$2,092,500

## Comparable Properties



**4 Hornsby St MALVERN 3144 (REI)**

Agent Comments

 4  2  3

**Price:** \$3,460,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 586 sqm approx



**23 Winter St MALVERN 3144 (REI)**

Agent Comments

 3  2  2

**Price:** \$3,300,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 565 sqm approx



**48 Kerferd St MALVERN EAST 3145 (REI)**

Agent Comments

 3  2  3

**Price:** \$3,280,000

**Method:** Private Sale

**Date:** 18/04/2024

**Property Type:** House

**Land Size:** 682 sqm approx

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