

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

40 Mcarthur Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,950,000 & \$2,100,000

Median sale price

Median price \$2,800,000 Property Type House Suburb Malvern

Period - From 01/01/2023 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	38 Johnstone St MALVERN 3144	\$2,220,000	29/01/2024
2	50 Maitland St GLEN IRIS 3146	\$2,050,000	18/11/2023
3	1 Deakin St MALVERN EAST 3145	\$1,900,000	17/02/2024

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: 10/04/2024 10:43



3 2 2

Property Type: House
Land Size: 392 sqm approx
Agent Comments

Indicative Selling Price
\$1,950,000 - \$2,100,000
Median House Price
Year ending December 2023: \$2,800,000

Comparable Properties



38 Johnstone St MALVERN 3144 (VG)

Agent Comments

3 - -

Price: \$2,220,000
Method: Sale
Date: 29/01/2024
Property Type: House (Res)
Land Size: 399 sqm approx



50 Maitland St GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 1

Price: \$2,050,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 362 sqm approx



1 Deakin St MALVERN EAST 3145 (REI)

Agent Comments

2 1 2

Price: \$1,900,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 495 sqm approx

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