

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 418 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,300,000 & \$2,400,000

Median sale price

Median price \$2,277,500 Property Type House 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	60 Dent St GLEN IRIS 3146	\$2,472,000	16/12/2023
2	209 Glen Iris Rd GLEN IRIS 3146	\$2,462,000	14/10/2023
3	27 The Avenue MALVERN EAST 3145	\$2,330,000	15/11/2023

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: 22/02/2024 16:54



Rooms: 8

Property Type: House

Land Size: 761 sqm approx

Agent Comments

Comparable Properties



60 Dent St GLEN IRIS 3146 (REI)

Agent Comments



Price: \$2,472,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)



209 Glen Iris Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$2,462,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 678 sqm approx



27 The Avenue MALVERN EAST 3145 (REI)

Agent Comments



Price: \$2,330,000

Method: Private Sale

Date: 15/11/2023

Property Type: House (Res)

Land Size: 604 sqm approx