

# 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

43 Jordan Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,800,000

&

\$1,900,000

### Median sale price

Median price \$2,750,000

Property Type House

Suburb Malvern

Period - From 01/07/2022

to 30/06/2023

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	30 Aintree Rd GLEN IRIS 3146	\$1,976,000	06/05/2023
2	7 Devonshire Rd MALVERN EAST 3145	\$1,970,000	04/09/2023
3	20 Cummins Gr MALVERN 3144	\$1,800,000	07/07/2023

**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:

03/10/2023 18:14



2   1   1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,800,000 - \$1,900,000

**Median House Price**

Year ending June 2023: \$2,750,000

## Comparable Properties



**30 Aintree Rd GLEN IRIS 3146 (REI/VG)**

Agent Comments

3   1   -

**Price:** \$1,976,000

**Method:** Auction Sale

**Date:** 06/05/2023

**Property Type:** House (Res)

**Land Size:** 330 sqm approx



**7 Devonshire Rd MALVERN EAST 3145 (REI)**

Agent Comments

3   2   1

**Price:** \$1,970,000

**Method:** Sold Before Auction

**Date:** 04/09/2023

**Property Type:** House (Res)

**Land Size:** 365 sqm approx

**20 Cummins Gr MALVERN 3144 (REI)**

Agent Comments

2   1   1

**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 07/07/2023

**Property Type:** House (Res)

Account - Jellis Craig | P: 03 9864 5000