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

44 Hunter Street, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$1,700,000		&		\$1,850,000					
Median sale price										
Median price	\$2,350,000	Pro	Property Type Hous		se		Suburb	Malvern		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	19 Findon St MALVERN EAST 3145	\$1,900,000	30/11/2023
2	43 Jordan St MALVERN 3144	\$1,880,000	26/10/2023
3	3a Horace St MALVERN 3144	\$1,652,000	16/09/2023

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:

30/01/2024 12:30









Property Type: House Agent Comments

Indicative Selling Price \$1,700,000 - \$1,850,000 Median House Price December quarter 2023: \$2,350,000

Comparable Properties

19 Findon St MALVERN EAST 3145 (REI) 3 1 2 Price: \$1,900,000 Method: Sold Before Auction Date: 30/11/2023 Property Type: House (Res) Land Size: 409 sqm approx	Agent Comments
43 Jordan St MALVERN 3144 (REI/VG) 2 1 1 1 Price: \$1,880,000 Method: Sold Before Auction Date: 26/10/2023 Property Type: House (Res) Land Size: 320 sqm approx	Agent Comments
3 Image: A line with the second stress of th	Agent Comments

Account - Jellis Craig | P: 03 9864 5000





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