

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 49 Claremont Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$4,800,000 & \$5,200,000

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	379 Glenferrie Rd MALVERN 3144	\$5,380,000	03/06/2023
2	14 Winter St MALVERN 3144	\$5,125,000	16/09/2023
3	40 Langdon Rd CAULFIELD NORTH 3161	\$4,950,000	30/04/2023

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 12:02



Property Type: House

Agent Comments

Indicative Selling Price

\$4,800,000 - \$5,200,000

Median House Price

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

Comparable Properties



379 Glenferrie Rd MALVERN 3144 (REI)

Agent Comments



Price: \$5,380,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 628 sqm approx



14 Winter St MALVERN 3144 (REI)

Agent Comments



Price: \$5,125,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 631 sqm approx



**40 Langdon Rd CAULFIELD NORTH 3161
(REI/VG)**

Agent Comments



Price: \$4,950,000

Method: Auction Sale

Date: 30/04/2023

Property Type: House (Res)

Land Size: 843 sqm approx

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