

# 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 5 Hyslop Parade, Malvern East, VIC 3145

### Indicative selling price

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

Price Range \$1,400,000 & \$1,500,000

### Median sale price

Median price \$2,632,000 Property Type House Suburb Malvern East (3145)

Period - From 21/03/2023 to 21/03/2024 Source Realestate

### Comparable property sales

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
20 BULLARTO STREET, CHADSTONE VIC 3148	\$1,456,000	02/03/2024
20 IVANHOE GROVE, MALVERN EAST VIC 3145	\$1,511,000	16/03/2024
8 PEVERILL STREET, MALVERN EAST VIC 3145	\$1,545,000	17/02/2024

This Statement of Information was prepared on: 11/04/2024