

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 Shaftesbury Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$6,500,000 & \$6,900,000

Median sale price

Median price \$2,800,000 Property Type House Suburb Malvern

Period - From 01/01/2023 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	20 Embling Rd MALVERN 3144	\$7,380,000	27/02/2024
2	37 Somers Av MALVERN 3144	\$6,650,000	24/01/2024
3			

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: 04/03/2024 16:26



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$6,500,000 - \$6,900,000

Median House Price

Year ending December 2023: \$2,800,000

Comparable Properties



20 Embling Rd MALVERN 3144 (REI)

Agent Comments

 4  2  2

Price: \$7,380,000

Method: Private Sale

Date: 27/02/2024

Property Type: House



37 Somers Av MALVERN 3144 (REI)

Agent Comments

 5  2  2

Price: \$6,650,000

Method: Private Sale

Date: 24/01/2024

Property Type: House (Res)

Land Size: 721 sqm approx

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.

Account - Jellis Craig | P: 03 9864 5000