### 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 5	50 Mcarthur Street, Malvern Vic 3144
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$2,300,000	&	\$2,500,000

#### Median sale price

Median price	\$2,800,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	13 Johnstone St MALVERN 3144	\$2,495,000	19/08/2023
2	16 Findon St MALVERN EAST 3145	\$2,425,000	21/10/2023
3	35 Cawkwell St MALVERN 3144	\$2,365,000	02/12/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2024 08:45













Property Type: House **Agent Comments** 

**Indicative Selling Price** \$2,300,000 - \$2,500,000 **Median House Price** 

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

# Comparable Properties



13 Johnstone St MALVERN 3144 (REI/VG)





**Agent Comments** 

Price: \$2,495,000 Method: Auction Sale Date: 19/08/2023

Property Type: House (Res) Land Size: 490 sqm approx



16 Findon St MALVERN EAST 3145 (REI)

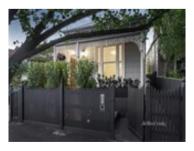




Price: \$2,425,000 Method: Auction Sale Date: 21/10/2023

Property Type: House (Res) Land Size: 433 sqm approx

Agent Comments



35 Cawkwell St MALVERN 3144 (REI)





Price: \$2,365,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 257 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9864 5000



