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

57 Ardrie Road, Malvern East Vic 3145

Indicative selling price

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

Range between $4,000,000 & $4,400,000

Median sale price

| Median price | $2,092,500 | Property Type | House | Suburb | Malvern East |

| Period - From | 01/04/2023 | to | 31/03/2024 | 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	7 Clyde St GLEN IRIS 3146	$4,590,000	09/12/2023
2	34 Ferncroft Av MALVERN EAST 3145	$4,550,000	12/01/2024
3	16 Grant St MALVERN EAST 3145	$3,900,000	18/11/2023

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: 16/04/2024 14:39

57 Ardrie Road, Malvern East Vic 3145

🛏 5   🛁 6   🚗 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
Year ending March 2024: $2,092,500

Comparable Properties

7 Clyde St GLEN IRIS 3146 (REI/VG)

🛏 5   🛁 4   🚗 3

Price: $4,590,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments

34 Ferncroft Av MALVERN EAST 3145 (REI)

🛏 4   🛁 4   🚗 4

Price: $4,550,000
Method: Private Sale
Date: 12/01/2024
Property Type: House
Land Size: 1225 sqm approx

Agent Comments

16 Grant St MALVERN EAST 3145 (REI/VG)

🛏 5   🛁 3   🚗 2

Price: $3,900,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999