Statement of Information

Property offered for sale

Median price \$2,800,000

Period - From 01/01/2023

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Suburb | Malvern

Source REIV

Including suburk	dress 57 Wheatlan and and acode					
Indicative sellin	• •					
For the meaning o	f this price see con	sumer.vic.gov.a	au/underquoting			
Range between	\$5,900,000	&	\$6,490,000			
Median sale pri	ce					

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Property Type House

31/12/2023

Address of comparable property		Price	Date of sale
1	49 Claremont Av MALVERN 3144	\$6,300,000	28/10/2023
2			
3			

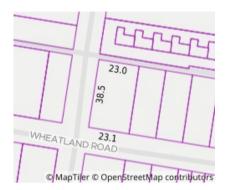
OR

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:	25/03/2024 13:40













Property Type: House (Previously

Occupied - Detached) Land Size: 886 sqm approx

Agent Comments

Indicative Selling Price \$5,900,000 - \$6,490,000 **Median House Price**

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

Comparable Properties



49 Claremont Av MALVERN 3144 (REI/VG)

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Price: \$6,300,000

Method: Auction Sale Date: 28/10/2023

Property Type: House (Res) Land Size: 599 sqm approx

Agent Comments

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 - Marshall White | P: 03 9822 9999



