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

59 Claremont Avenue, Malvern Vic 3144

Indicative selling price

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

Range between | $1,650,000 | & | $1,800,000

Median sale price

| Median price | $2,350,000 | Property Type | House | Suburb | Malvern |

| Period - From | 01/10/2023 | 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	43 Jordan St MALVERN 3144	$1,880,000	26/10/2023
2	37a Sutherland Rd ARMADALE 3143	$1,860,000	02/04/2024
3	10 Grace St MALVERN 3144	$1,735,000	28/02/2024

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: | 12/04/2024 09:21

CONSUMER AFFAIRS VICTORIA

RT Edgar

🛏 **3**　🛁 **1**　🚗 **1**

Property Type: House
Land Size: 260 sqm approx

Agent Comments

Indicative Selling Price
$1,650,000 - $1,800,000
Median House Price
December quarter 2023: $2,350,000

Comparable Properties

43 Jordan St MALVERN 3144 (REI/VG)

🛏 **2**　🛁 **1**　🚗 **1**

Price: $1,880,000
Method: Sold Before Auction
Date: 26/10/2023
Property Type: House (Res)
Land Size: 320 sqm approx

Agent Comments

37a Sutherland Rd ARMADALE 3143 (REI)

🛏 **3**　🛁 **1**　🚗 **-**

Price: $1,860,000
Method: Private Sale
Date: 02/04/2024
Property Type: House
Land Size: 264 sqm approx

Agent Comments

10 Grace St MALVERN 3144 (REI)

🛏 **3**　🛁 **1**　🚗 **-**

Price: $1,735,000
Method: Auction Sale
Date: 28/02/2024
Property Type: House (Res)
Land Size: 265 sqm approx

Agent Comments

Account - RT Edgar　|　P: 03 9826 1000