

# 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

59a Jordan Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,280,000 & \$1,400,000

### Median sale price

Median price \$757,500 Property Type Unit Suburb Malvern

Period - From 01/04/2022 to 31/03/2023 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 | 109b Stanhope St MALVERN 3144      | \$1,485,000 | 22/04/2023   |
| 2 | 1/27 Seymour Av ARMADALE 3143      | \$1,301,000 | 13/05/2023   |
| 3 | 2/70-74 Finch St MALVERN EAST 3145 | \$1,271,000 | 18/03/2023   |

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:

11/07/2023 11:44



 3    2    3

**Property Type:** Town House

Agent Comments

**Indicative Selling Price**

\$1,280,000 - \$1,400,000

**Median Unit Price**

Year ending March 2023: \$757,500

## Comparable Properties



**109b Stanhope St MALVERN 3144 (REI)**

Agent Comments

 2    2    1

**Price:** \$1,485,000

**Method:** Auction Sale

**Date:** 22/04/2023

**Property Type:** Unit



**1/27 Seymour Av ARMADALE 3143 (REI/VG)**

Agent Comments

 2    1    2

**Price:** \$1,301,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** Townhouse (Res)



**2/70-74 Finch St MALVERN EAST 3145 (REI)**

Agent Comments

 3    1    1

**Price:** \$1,271,000

**Method:** Auction Sale

**Date:** 18/03/2023

**Property Type:** Unit

Account - Jellis Craig | P: 03 9864 5000