

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

6/8-10 Spring Road, Malvern Vic 3144

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$2,800,000 Property 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 | Price | Date of sale |
|---|---------------------------------|-------------|--------------|
| 1 | 3/41 Edgar St GLEN IRIS 3146 | \$1,641,000 | 04/01/2024 |
| 2 | 34 Mt Pleasant Gr ARMADALE 3143 | \$1,593,000 | 14/10/2023 |
| 3 | 24 Woodmason St MALVERN 3144 | \$1,580,000 | 27/09/2023 |

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:

26/03/2024 14:18



 3
  1
  2

Rooms: 5
Property Type: Townhouse
 (Single)
Land Size: 208 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000 - \$1,650,000
Median House Price
 Year ending December 2023: \$2,800,000

Comparable Properties



3/41 Edgar St GLEN IRIS 3146 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,641,000
Method: Private Sale
Date: 04/01/2024
Property Type: House



34 Mt Pleasant Gr ARMADALE 3143 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,593,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 167 sqm approx



24 Woodmason St MALVERN 3144 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$1,580,000
Method: Sold Before Auction
Date: 27/09/2023
Property Type: House (Res)
Land Size: 287 sqm approx

Account - Marshall White | P: 03 9822 9999