

# 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

74C Burke Road, Malvern East Vic 3145

### Indicative selling price

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

Range between \$2,450,000 & \$2,650,000

### Median sale price

Median price \$2,096,000 Property Type House Suburb Malvern East

Period - From 16/04/2023 to 15/04/2024 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 Netherlee St GLEN IRIS 3146	\$2,771,000	05/04/2024
2	14 Ewart St MALVERN 3144	\$2,575,000	02/03/2024
3	13 Paxton St MALVERN EAST 3145	\$2,525,000	21/03/2024

**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: 16/04/2024 11:41



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**Property Type:** House

Agent Comments

## Comparable Properties



**7 Netherlee St GLEN IRIS 3146 (REI)**

Agent Comments

4   3   4

**Price:** \$2,771,000

**Method:** Private Sale

**Date:** 05/04/2024

**Property Type:** House

**Land Size:** 716 sqm approx



**14 Ewart St MALVERN 3144 (REI)**

Agent Comments

4   3   2

**Price:** \$2,575,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 464 sqm approx



**13 Paxton St MALVERN EAST 3145 (REI)**

Agent Comments

4   3   3

**Price:** \$2,525,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House

**Land Size:** 391 sqm approx