

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

8 Glendearg Grove, Malvern Vic 3144

Indicative selling price

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

Range between \$3,700,000 & \$4,000,000

Median sale price

Median price \$3,265,000 Property Type House Suburb Malvern

Period - From 01/01/2024 to 31/03/2024 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	35 Mckinley Av MALVERN 3144	\$4,120,000	24/02/2024
2	32 Claremont Av MALVERN 3144	\$4,080,000	02/03/2024
3	24 Eva St MALVERN 3144	\$3,550,000	27/02/2024

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: 06/05/2024 10:42

8 Glendearg Grove, Malvern Vic 3144

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 4  2  1

Rooms: 7
Property Type: House
Land Size: 566 sqm sqm approx
Agent Comments

Indicative Selling Price
\$3,700,000 - \$4,000,000
Median House Price
March quarter 2024: \$3,265,000

Comparable Properties



35 Mckinley Av MALVERN 3144 (REI)

Agent Comments

 4  2  2

Price: \$4,120,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)



32 Claremont Av MALVERN 3144 (REI)

Agent Comments

 5  2  2

Price: \$4,080,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 533 sqm approx



24 Eva St MALVERN 3144 (REI/VG)

Agent Comments

 4  2  3

Price: \$3,550,000
Method: Expression of Interest
Date: 27/02/2024
Property Type: House (Res)
Land Size: 352 sqm approx

Account - Kay & Burton | P: 03 9820 1111 | F: 03 9820 0371



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