

# 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 Warley 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 \$1,900,000 & \$2,090,000

### Median sale price

Median price \$2,277,500 Property Type House Suburb Malvern East

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	38 Johnstone St MALVERN 3144	\$2,220,000	29/01/2024
2	16 Tooronga Rd MALVERN EAST 3145	\$1,995,000	06/02/2024
3	19 Findon St MALVERN EAST 3145	\$1,900,000	30/11/2023

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: 28/02/2024 16:01



3 2 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

December quarter 2023: \$2,277,500

## Comparable Properties



**38 Johnstone St MALVERN 3144 (VG)**

Agent Comments

3 - -

**Price:** \$2,220,000

**Method:** Sale

**Date:** 29/01/2024

**Property Type:** House (Res)

**Land Size:** 399 sqm approx



**16 Tooronga Rd MALVERN EAST 3145 (REI)**

Agent Comments

3 2 2

**Price:** \$1,995,000

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** House

**Land Size:** 711 sqm approx



**19 Findon St MALVERN EAST 3145 (REI)**

Agent Comments

3 1 2

**Price:** \$1,900,000

**Method:** Sold Before Auction

**Date:** 30/11/2023

**Property Type:** House (Res)

**Land Size:** 409 sqm approx

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