## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Warley Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,900,000		&		\$2,090,000			
Median sale p	rice							
Median price	\$2,277,500	Pro	operty Type	Hou	se		Suburb	Malvern East
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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

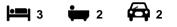
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

28/02/2024 16:01



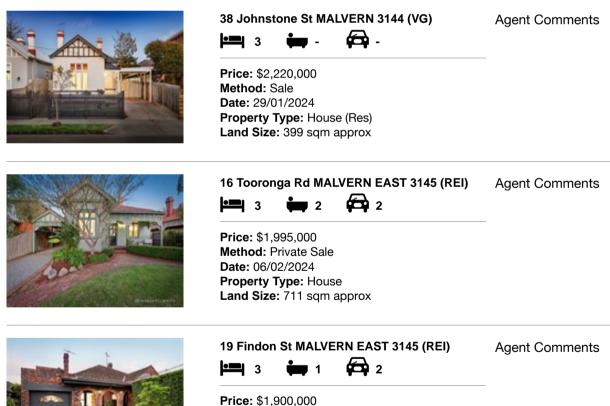




**Property Type:** House Agent Comments

Indicative Selling Price \$1,900,000 - \$2,090,000 Median House Price December quarter 2023: \$2,277,500

# **Comparable Properties**





Method: Sold Before Auction Date: 30/11/2023 Property Type: House (Res) Land Size: 409 sqm approx

#### Account - Marshall White | P: 03 9822 9999



propertydata

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