# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Address	81 Talbot Crescent, Malvern Vic 3144
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,700,000	&	\$1,800,000

#### Median sale price

Median price	\$2,850,000	Pro	perty Type	House		Suburb	Malvern
Period - From	01/10/2022	to	30/09/2023		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	43 Jordan St MALVERN 3144	\$1,880,000	26/10/2023
2	59a Jordan St MALVERN 3144	\$1,790,000	05/08/2023
3	13 Young St GLEN IRIS 3146	\$1,725,000	06/07/2023

#### 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:	08/11/2023 15:11





**Indicative Selling Price** \$1,700,000 - \$1,800,000





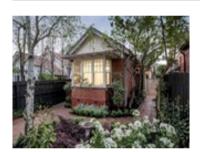




Property Type: Townhouse **Agent Comments** 

**Median House Price** Year ending September 2023: \$2,850,000

# Comparable Properties



43 Jordan St MALVERN 3144 (REI)





Price: \$1,880,000

Method: Sold Before Auction

Date: 26/10/2023

Property Type: House (Res) Land Size: 320 sqm approx

**Agent Comments** 



59a Jordan St MALVERN 3144 (REI)



Price: \$1,790,000 Method: Auction Sale Date: 05/08/2023

Property Type: Townhouse (Res)

Agent Comments



13 Young St GLEN IRIS 3146 (VG)



Price: \$1,725,000 Method: Sale Date: 06/07/2023

Property Type: House - Attached House N.E.C.

Land Size: 339 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000



