

### 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 9/36 Burke Road Malvern East Vic 3145  
Including suburb and  
Postcode

### Indicative selling price

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

Range between \$350,000 - \$400,000

### Median sale price

Median price \$ 380,000 Property Type: Apartment Suburb: Malvern East

Period – From 19/01/2024 to 17/12/2023 Source REIV

### Comparable property sales ("Delete A or B below as applicable)

A These are the 3 properties sold within three kilometre of the property for sale in the last year 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	101/14 Illowa St, Malvern East	\$388,000	19/04/2024
2	204/907 Dandenong Rd, Malvern East	\$335,000	19/01/2024
3	701/803 Dandenong Road, Malvern East	\$340,000	17/12/2023