

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 9 Gabriel Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,000,000 & \$2,150,000

Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East

Period - From 01/04/2023 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	15 Bellevue Av MALVERN EAST 3145	\$2,210,000	23/03/2024
2	1774 Malvern Rd MALVERN EAST 3145	\$2,127,000	19/01/2024
3	7 Berrima Av MALVERN EAST 3145	\$2,050,000	28/03/2024

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: 07/05/2024 12:28



3 1 2

Rooms: 8
Property Type: House (Res)
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,150,000
Median House Price
Year ending March 2024: \$2,092,500

Comparable Properties



15 Bellevue Av MALVERN EAST 3145 (REI) **Agent Comments**

3 2 5

Price: \$2,210,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 650 sqm approx



1774 Malvern Rd MALVERN EAST 3145 (VG) **Agent Comments**

5 - -

Price: \$2,127,000
Method: Sale
Date: 19/01/2024
Property Type: House (Res)
Land Size: 722 sqm approx



7 Berrima Av MALVERN EAST 3145 (REI) **Agent Comments**

4 2 4

Price: \$2,050,000
Method: Private Sale
Date: 28/03/2024
Property Type: House

Account - Woodards | P: 03 9572 1666 | F: 03 9572 2480