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 Rushmead Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,950,000		&		\$3,200,000			
Median sale p	rice							
Median price	\$2,850,000	Pro	roperty Type Hous		se		Suburb	Malvern
Period - From	01/10/2022	to	30/09/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	94 Stanhope St MALVERN 3144	\$3,355,000	30/04/2023
2	27 Soudan St MALVERN 3144	\$3,235,000	24/06/2023
3	39 Johnstone St MALVERN 3144	\$3,135,000	08/09/2023

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:

31/10/2023 15:37





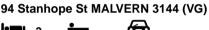




Property Type: House Agent Comments

Indicative Selling Price \$2,950,000 - \$3,200,000 Median House Price Year ending September 2023: \$2,850,000

Comparable Properties



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Price: \$3,355,000 Method: Sale Date: 30/04/2023 Property Type: House (Res) Land Size: 669 sqm approx Agent Comments

Agent Comments

27 Soudan St MALVERN 3144 (REI)



Price: \$3,235,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res) Land Size: 465 sqm approx

39 Johnstone St MALVERN 3144 (VG)



Agent Comments



Price: \$3,135,000 Method: Sale Date: 08/09/2023 Property Type: House (Res) Land Size: 478 sqm approx

Account - Jellis Craig | P: 03 9864 5000



property data

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