

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 VICTORIA ROAD SOUTH MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,300,000

&

\$2,530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,000,000

Property type

House

Suburb

Malvern

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

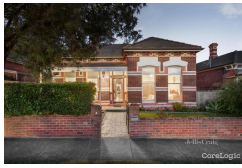
9 SOUDAN STREET MALVERN VIC 3144	\$2,475,000	07-Oct-23
30 DIXON STREET MALVERN VIC 3144	\$2,350,000	28-Oct-23
353 WATTLETREE ROAD MALVERN EAST VIC 3145	\$2,525,000	16-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 16 March 2024

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9 SOUDAN STREET MALVERN VIC 3144

4 1 1

Sold Price

\$2,475,000

Sold Date

07-Oct-23

Distance

1.02km



30 DIXON STREET MALVERN VIC 3144

3 2 1

Sold Price

\$2,350,000

Sold Date

28-Oct-23

Distance

1.14km



**353 WATTLETREE ROAD
MALVERN EAST VIC 3145**

4 2 3

Sold Price

\$2,525,000

Sold Date

16-Dec-23

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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