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	G01/86 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

Range between	\$1,100,000	&	\$1,210,000
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Median sale price

Median price	\$510,000	Pro	perty Type	Jnit		Suburb	Malvern East
Period - From	01/07/2023	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

Add	dress of comparable property	Price	Date of sale
1	3/1977 Malvern Rd MALVERN EAST 3145	\$1,229,000	31/10/2023
2	1/22 Brunel St MALVERN EAST 3145	\$1,200,000	14/09/2023
3	202/50 Scott Gr GLEN IRIS 3146	\$1,110,000	11/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/12/2023 13:48









Property Type:Agent Comments

Indicative Selling Price \$1,100,000 - \$1,210,000 Median Unit Price September quarter 2023: \$510,000

Comparable Properties



3/1977 Malvern Rd MALVERN EAST 3145 (REI) Agent Comments

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Price: \$1,229,000 **Method:** Private Sale **Date:** 31/10/2023

Property Type: Townhouse (Single)



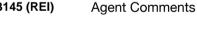
1/22 Brunel St MALVERN EAST 3145 (REI)

1 2 **1** 4 **2**

Price: \$1,200,000

Method: Sold Before Auction

Date: 14/09/2023 Property Type: Unit





202/50 Scott Gr GLEN IRIS 3146 (VG)

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Price: \$1,110,000 Method: Sale Date: 11/09/2023

Property Type: Strata Unit/Flat

Agent Comments

Account - Marshall White | P: 03 9822 9999



