

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 G01/86 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$1,100,000 & \$1,210,000

Median sale price

Median price \$510,000 Property Type Unit 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	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 comparable properties 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



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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) Agent Comments

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Price: \$1,200,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: Unit



202/50 Scott Gr GLEN IRIS 3146 (VG) Agent Comments

3 - -

Price: \$1,110,000
Method: Sale
Date: 11/09/2023
Property Type: Strata Unit/Flat

Account - Marshall White | P: 03 9822 9999