

# 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

19 Ferncroft Avenue, Malvern East Vic 3145
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$4,000,000
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 & 

\$4,400,000
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### Median sale price

Median price 

\$2,277,500
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 Property Type 

House
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 Suburb 

Malvern East
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Period - From 

01/10/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	34 Ferncroft Av MALVERN EAST 3145	\$4,550,000	12/01/2024
2	41 Jordan St MALVERN 3144	\$4,205,000	24/10/2023
3	8 Bourne Rd GLEN IRIS 3146	\$4,100,000	19/08/2023

**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: 

24/01/2024 12:27
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5   2   3

**Property Type:** House  
**Land Size:** 929 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$4,000,000 - \$4,400,000  
**Median House Price**  
December quarter 2023: \$2,277,500

## Comparable Properties



**34 Ferncroft Av MALVERN EAST 3145 (REI)**   **Agent Comments**

4   4   4

**Price:** \$4,550,000  
**Method:** Private Sale  
**Date:** 12/01/2024  
**Property Type:** House  
**Land Size:** 1225 sqm approx



**41 Jordan St MALVERN 3144 (REI)**   **Agent Comments**

4   3   2

**Price:** \$4,205,000  
**Method:** Sold Before Auction  
**Date:** 24/10/2023  
**Property Type:** House (Res)  
**Land Size:** 552 sqm approx



**8 Bourne Rd GLEN IRIS 3146 (REI/VG)**   **Agent Comments**

4   3   4

**Price:** \$4,100,000  
**Method:** Auction Sale  
**Date:** 19/08/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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