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

1 Fisher Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

| Median price | $2,277,500 | Property Type | House | Suburb | Malvern East |
| Period - From | 01/10/2023 | to | 31/12/2023 | 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	25 Holywood Gr CARNEGIE 3163	$1,700,000	16/09/2023
2	78 Alma St MALVERN EAST 3145	$1,685,000	21/10/2023
3	76 Alma St MALVERN EAST 3145	$1,650,000	09/11/2023

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: 23/01/2024 11:17

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MARSHALLWHITE

🛏 3   🛁 1   🚗 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,600,000 - $1,700,000
Median House Price
December quarter 2023: $2,277,500

Comparable Properties

25 Holywood Gr CARNEGIE 3163 (REI)

🛏 3   🛁 1   🚗 2

Price: $1,700,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 485 sqm approx

Agent Comments

78 Alma St MALVERN EAST 3145 (REI/VG)

🛏 3   🛁 1   🚗 4

Price: $1,685,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 713 sqm approx

Agent Comments

76 Alma St MALVERN EAST 3145 (REI)

🛏 3   🛁 1   🚗 2

Price: $1,650,000
Method: Private Sale
Date: 09/11/2023
Property Type: House
Land Size: 768 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999