

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

304/3 Hurstmon Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,950,000

Median sale price

Median price \$2,096,000

Property Type House

Suburb Malvern East

Period - From 01/10/2022

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	G3/1565 Malvern Rd GLEN IRIS 3146	\$1,930,000	19/10/2023
2			
3			

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:

03/11/2023 14:57



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Property Type:
Agent Comments

Indicative Selling Price
\$1,950,000
Median House Price
Year ending September 2023: \$2,096,000

Comparable Properties



G3/1565 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

3 2 4

Price: \$1,930,000
Method: Private Sale
Date: 19/10/2023
Property Type: Unit

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.

Account - Marshall White | P: 03 9822 9999