

# 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

201/3 Hurstmon Street, Malvern East Vic 3145

### Indicative selling price

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

Single price \$1,400,000

### Median sale price

Median price \$632,000

Property Type Unit

Suburb Malvern East

Period - From 01/04/2022

to 31/03/2023

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	101/3 Hurstmon St MALVERN EAST 3145	\$1,505,000	31/03/2023
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:

15/06/2023 14:49



3   2   2

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$1,400,000

**Median Unit Price**

Year ending March 2023: \$632,000

## Comparable Properties

**101/3 Hurstmon St MALVERN EAST 3145 (VG)** **Agent Comments**

3   -   -

**Price:** \$1,505,000

**Method:** Sale

**Date:** 31/03/2023

**Property Type:** Strata Unit/Flat

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