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<br>Including suburb and postcode | 5 Ardrie Road, Malvern East Vic 3145 |

## Indicative selling price

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

Range between $2,000,000 & $2,200,000

## Median sale price

Median price $2,177,500 Property Type House Suburb Malvern East

Period - From 09/03/2022 to 08/03/2023 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 | 27 Berrima Av MALVERN EAST 3145 | $2,210,000 | 25/02/2023 |
| 2 | 42 Albert St MALVERN EAST 3145 | $2,200,000 | 19/10/2022 |
| 3 | 18 Ardrie Rd MALVERN EAST 3145 | $1,940,000 | 26/11/2022 |

**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: 09/03/2023 10:10

# 5 Ardrie Road, Malvern East Vic 3145



3 - 2

**Rooms:** 2
**Property Type:** House
**Land Size:** 501 approx sqm approx

Agent Comments

**Indicative Selling Price**
$2,000,000 - $2,200,000
**Median House Price**
09/03/2022 - 08/03/2023: $2,177,500

## Comparable Properties



**27 Berrima Av MALVERN EAST 3145 (REI)**

4 2 2

**Price:** $2,210,000
**Method:** Auction Sale
**Date:** 25/02/2023
**Property Type:** House (Res)
**Land Size:** 557 sqm approx

Agent Comments



**42 Albert St MALVERN EAST 3145 (REI/VG)**

3 1 4

**Price:** $2,200,000
**Method:** Private Sale
**Date:** 19/10/2022
**Property Type:** House
**Land Size:** 693 sqm approx

Agent Comments

**18 Ardrie Rd MALVERN EAST 3145 (VG)**

2 - -

**Price:** $1,940,000
**Method:** Sale
**Date:** 26/11/2022
**Property Type:** House (Res)
**Land Size:** 390 sqm approx

Agent Comments

**Account** - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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