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	5/25 The Avenue Avenue, Malvern East Vic 3145

Indicative selling price

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

Single price	$280,000

Median sale price

Median price	$576,250	Property Type	Unit	Suburb	Malvern East
Period - From	01/04/2024	to	30/06/2024	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	22/2a Bates St MALVERN EAST 3145	$270,000	21/08/2024
2	6/25 The Avenue MALVERN EAST 3145	$280,260	24/07/2024
3	11/36 Burke Rd MALVERN EAST 3145	$292,500	20/04/2024

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: 11/10/2024 09:57

5/25 The Avenue Avenue, Malvern East Vic 3145



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Property Type:
Agent Comments

Indicative Selling Price
$280,000
Median Unit Price
June quarter 2024: $576,250

Comparable Properties



22/2a Bates St MALVERN EAST 3145 (REI/VG)

1 1 1

Price: $270,000
Method: Auction Sale
Date: 21/08/2024
Property Type: Apartment

Agent Comments

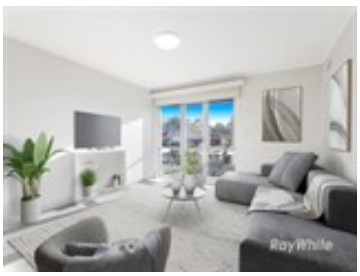


6/25 The Avenue MALVERN EAST 3145 (REI/VG)

1 1 1

Price: $280,260
Method: Private Sale
Date: 24/07/2024
Property Type: Apartment

Agent Comments



11/36 Burke Rd MALVERN EAST 3145 (REI)

1 1 -

Price: $292,500
Method: Sold Before Auction
Date: 20/04/2024
Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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