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	11 ROTHERWOOD DRIVE MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,350,000	&	$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,121,000	Property type	House	Suburb	Malvern East
Period-from	01 Aug 2023	to	31 Jul 2024	Source	Corelogic

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 6 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
20 IVANHOE GROVE MALVERN EAST VIC 3145	$1,511,000	16-Mar-24
42 HILLCREST COURT CHADSTONE VIC 3148	$1,430,000	24-Feb-24
4B GLENORA STREET CHADSTONE VIC 3148	$1,380,000	26-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 08 August 2024

CONSUMER AFFAIRS VICTORIA

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20 IVANHOE GROVE MALVERN EAST VIC 3145

4 2 1

Sold Price RS $1,511,000 UN
Sold Date 16-Mar-24
Distance 0.2km



42 HILLCREST COURT CHADSTONE VIC 3148

4 2 2

Sold Price $1,430,000
Sold Date 24-Feb-24
Distance 1.81km



4B GLENORA STREET CHADSTONE VIC 3148

4 2 1

Sold Price RS $1,380,000 UN
Sold Date 26-Feb-24
Distance 1.88km

RS = Recent sale **UN** = Undisclosed Sale

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