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	2H Warley Road, Malvern East Vic 3145

Indicative selling price

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

Range between $1,950,000 & $2,100,000

Median sale price

Median price $2,277,500 Property Type House Suburb Malvern East

Period - From 01/10/2023 to 31/12/2023 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	11 Annetta Av ASHBURTON 3147	$2,300,000	26/09/2023
2	4b Lord St CAULFIELD EAST 3145	$2,200,000	19/10/2023
3	1974 Malvern Rd MALVERN EAST 3145	$2,118,000	14/09/2023

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: 13/02/2024 11:25

2H Warley Road, Malvern East Vic 3145

KAY & BURTON

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Property Type:
Agent Comments

Indicative Selling Price
$1,950,000 - $2,100,000
Median House Price
December quarter 2023: $2,277,500

Comparable Properties



11 Annetta Av ASHBURTON 3147 (REI/VG)

4 3 2

Price: $2,300,000
Method: Private Sale
Date: 26/09/2023
Property Type: House
Land Size: 326 sqm approx

Agent Comments



4b Lord St CAULFIELD EAST 3145 (REI/VG)

4 3 2

Price: $2,200,000
Method: Sold Before Auction
Date: 19/10/2023
Property Type: House (Res)

Agent Comments



1974 Malvern Rd MALVERN EAST 3145 (REI/VG)

4 3 2

Price: $2,118,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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