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	16 Findon Street, Malvern East Vic 3145

Indicative selling price

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

Range between $2,200,000 & $2,400,000

Median sale price

Median price $2,000,800 Property Type House Suburb Malvern East

Period - From 01/07/2022 to 30/06/2023 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	13 Johnstone St MALVERN 3144	$2,495,000	19/08/2023
2	4 Gillman St MALVERN EAST 3145	$2,255,000	08/07/2023
3	6 Rushmead St MALVERN 3144	$2,230,000	22/06/2023

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: 10/10/2023 13:50

16 Findon Street, Malvern East Vic 3145



4 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
Year ending June 2023: $2,000,800

Comparable Properties



13 Johnstone St MALVERN 3144 (REI/VG)

4 2 1

Price: $2,495,000
Method: Auction Sale
Date: 19/08/2023
Property Type: House (Res)
Land Size: 490 sqm approx

Agent Comments



4 Gillman St MALVERN EAST 3145 (REI/VG)

4 1 1

Price: $2,255,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 438 sqm approx

Agent Comments



6 Rushmead St MALVERN 3144 (REI)

3 2 1

Price: $2,230,000
Method: Private Sale
Date: 22/06/2023
Property Type: House

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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