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	31 Glendearg Grove, Malvern Vic 3144

Indicative selling price

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

Single price $2,950,000

Median sale price

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

Period - From 01/01/2023 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	39 Johnstone St MALVERN 3144	$3,135,000	08/09/2023
2	33 Jordan St MALVERN 3144	$3,000,000	24/10/2023
3	7 Plant St MALVERN 3144	$2,710,000	01/09/2023

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: 04/03/2024 11:17



4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$2,950,000
Median House Price
Year ending December 2023: $2,800,000

Comparable Properties



39 Johnstone St MALVERN 3144 (VG)

4 - -

Price: $3,135,000
Method: Sale
Date: 08/09/2023
Property Type: House (Res)
Land Size: 478 sqm approx

Agent Comments



33 Jordan St MALVERN 3144 (REI/VG)

3 2 2

Price: $3,000,000
Method: Private Sale
Date: 24/10/2023
Property Type: House
Land Size: 446 sqm approx

Agent Comments



7 Plant St MALVERN 3144 (REI/VG)

4 2 1

Price: $2,710,000
Method: Private Sale
Date: 01/09/2023
Property Type: House
Land Size: 432 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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