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	19 Glenbrook Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $6,400,000 & $6,800,000

Median sale price

Median price $2,092,500 Property Type House Suburb Malvern East

Period - From 01/04/2023 to 31/03/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

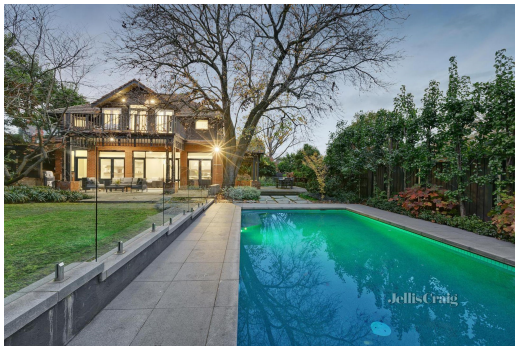
~~**A***~~ ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property		Price	Date of sale
1	27-29 Finch St MALVERN EAST 3145	$6,300,000	26/02/2024
2			
3			

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: 05/06/2024 10:36



5 3 4

Property Type: House

Agent Comments

Indicative Selling Price
$6,400,000 - $6,800,000
Median House Price
Year ending March 2024: $2,092,500

Comparable Properties



27-29 Finch St MALVERN EAST 3145 (REI/VG)

6 3 3

Agent Comments

Price: $6,300,000
Method: Private Sale
Date: 26/02/2024
Property Type: House
Land Size: 1338 sqm approx

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.

Account - Jellis Craig | P: 03 9864 5000

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