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	32 Ardrie Road, Malvern East Vic 3145

Indicative selling price

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

Range between $2,300,000 & $2,500,000

Median sale price

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

Period - From 01/04/2024 to 30/06/2024 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	9 Dundonald Av MALVERN EAST 3145	$2,350,000	29/05/2024
2	92 Paxton St MALVERN EAST 3145	$2,350,000	22/05/2024
3	418 Waverley Rd MALVERN EAST 3145	$2,350,000	08/04/2024

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: 24/07/2024 16:41

32 Ardrie Road, Malvern East Vic 3145



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,300,000 - $2,500,000
Median House Price
June quarter 2024: $2,000,000

Comparable Properties



9 Dundonald Av MALVERN EAST 3145 (REI)

4 2 2

Price: $2,350,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



92 Paxton St MALVERN EAST 3145 (REI)

4 1 5

Price: $2,350,000
Method: Private Sale
Date: 22/05/2024
Property Type: House (Res)

Agent Comments



418 Waverley Rd MALVERN EAST 3145 (REI)

4 2 2

Price: $2,350,000
Method: Private Sale
Date: 08/04/2024
Property Type: House
Land Size: 768 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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