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	12 Eucalypt Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,198,888 Property Type Townhouse Suburb Malvern East

Period - From 15/08/2023 to 14/08/2024 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	1/55 Poath Rd MURRUMBEENA 3163	$1,310,000	10/08/2024
2	6/2 Anzac St CARNEGIE 3163	$1,200,000	07/05/2024
3	5/14 Tranmere Av CARNEGIE 3163	$1,300,000	15/04/2024

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: 15/08/2024 14:28

12 Eucalypt Avenue, Malvern East Vic 3145

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3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median Townhouse Price
15/08/2023 - 14/08/2024: $1,198,888

Comparable Properties



1/55 Poath Rd MURRUMBEENA 3163 (REI)

3 3 -

Price: $1,310,000
Method: Auction Sale
Date: 10/08/2024
Property Type: Townhouse (Res)

Agent Comments



6/2 Anzac St CARNEGIE 3163 (REI/VG)

3 2 2

Price: $1,200,000
Method: Sold Before Auction
Date: 07/05/2024
Property Type: Townhouse (Res)

Agent Comments



5/14 Tranmere Av CARNEGIE 3163 (REI)

3 2 2

Price: $1,300,000
Method: Private Sale
Date: 15/04/2024
Property Type: Townhouse (Single)

Agent Comments

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