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	25 Summerhill Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $2,900,000 & $3,050,000

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	14 Maxwell St ASHBURTON 3147	$3,000,000	08/03/2024
2	9 Hughes St MALVERN EAST 3145	$3,040,000	02/03/2024
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: 21/08/2024 16:49

25 Summerhill Avenue, Malvern East Vic 3145



4 3 3

Property Type: House

Agent Comments

Indicative Selling Price
$2,900,000 - $3,050,000
Median House Price
June quarter 2024: $2,000,000

Comparable Properties



14 Maxwell St ASHBURTON 3147 (REI/VG)

5 2 2

Price: $3,000,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 697 sqm approx

Agent Comments



9 Hughes St MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $3,040,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 571 sqm approx

Agent Comments

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 - Marshall White | P: 03 9822 9999

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