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	3/64 Burke Road, Malvern East Vic 3145

Indicative selling price

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

Range between $1,700,000 & $1,800,000

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	1/64 Burke Rd MALVERN EAST 3145	$1,800,000	24/06/2024
2	12 Boyanda Rd GLEN IRIS 3146	$1,820,000	06/06/2024
3	4/34 Belmont Av.N GLEN IRIS 3146	$1,680,000	03/05/2024

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: 09/09/2024 11:11

3/64 Burke Road, Malvern East Vic 3145



2 2 2

Rooms: 5
Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,700,000 - $1,800,000
Median House Price
June quarter 2024: $2,000,000

Comparable Properties

1/64 Burke Rd MALVERN EAST 3145 (REI)

3 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 24/06/2024
Property Type: Townhouse (Res)

Agent Comments



12 Boyanda Rd GLEN IRIS 3146 (REI)

3 2 2

Price: $1,820,000
Method: Private Sale
Date: 06/06/2024
Property Type: Townhouse (Res)

Agent Comments



4/34 Belmont Av.N GLEN IRIS 3146 (REI)

3 2 2

Price: $1,680,000
Method: Private Sale
Date: 03/05/2024
Property Type: Townhouse (Single)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

REIV THE DIFFERENCE | propertydata.com.au

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