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	1/84 Claremont Avenue, Malvern Vic 3144

Indicative selling price

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

Single price $910,000

Median sale price

Median price $2,900,000 Property Type House Suburb Malvern

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	2/300 Tooronga Rd GLEN IRIS 3146	$880,000	13/07/2024
2	3/2 Tollington Av MALVERN EAST 3145	$890,000	14/06/2024
3	2/29 Grant St MALVERN EAST 3145	$895,000	24/07/2024

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: 25/09/2024 18:07

1/84 Claremont Avenue, Malvern Vic 3144

Andrew James
03 9509 0411
0411 420 788
andrew.james@belleproperty.com



2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$910,000
Median House Price
June quarter 2024: $2,900,000

Comparable Properties



2/300 Tooronga Rd GLEN IRIS 3146 (REI)

2 1 2

Price: $880,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Unit

Agent Comments



3/2 Tollington Av MALVERN EAST 3145 (REI/VG)

2 1 1

Price: $890,000
Method: Private Sale
Date: 14/06/2024
Property Type: Apartment

Agent Comments



2/29 Grant St MALVERN EAST 3145 (REI)

2 1 1

Price: $895,000
Method: Sold Before Auction
Date: 24/07/2024
Property Type: Unit

Agent Comments

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