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	5k Belson Street, Malvern East Vic 3145

Indicative selling price

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

Single price $1,695,000

Median sale price

Median price $2,060,000 Property Type House Suburb Malvern East

Period - From 21/10/2023 to 20/10/2024 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	3/110 Burke Rd MALVERN EAST 3145	$1,680,000	14/09/2024
2	1/79 Stanhope St MALVERN 3144	$1,675,000	08/06/2024
3	1/40 Emo Rd MALVERN EAST 3145	$1,690,000	25/05/2024

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: 21/10/2024 11:03



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,695,000
Median House Price
21/10/2023 - 20/10/2024: $2,060,000

Comparable Properties



3/110 Burke Rd MALVERN EAST 3145 (REI)

3 2 2

Price: $1,680,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)

Agent Comments



1/79 Stanhope St MALVERN 3144 (VG)

2 - -

Price: $1,675,000
Method: Sale
Date: 08/06/2024
Property Type: Strata Unit/Townhouse - Conjoined

Agent Comments



1/40 Emo Rd MALVERN EAST 3145 (VG)

4 - -

Price: $1,690,000
Method: Sale
Date: 25/05/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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