

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

73B Brunel Street, Malvern East Vic 3145

Indicative selling price

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

Single price

\$1,825,000

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	60 Manning Rd MALVERN EAST 3145	\$1,750,000	08/10/2024
2	32 Oak Gr MALVERN EAST 3145	\$1,993,000	08/10/2024
3	3/64 Burke Rd MALVERN EAST 3145	\$1,945,000	23/09/2024

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:

09/10/2024 16:08



3 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,825,000
Median House Price
June quarter 2024: \$2,000,000

Comparable Properties



60 Manning Rd MALVERN EAST 3145 (REI) Agent Comments

3 2 2

Price: \$1,750,000
Method: Sold Before Auction
Date: 08/10/2024
Property Type: House



32 Oak Gr MALVERN EAST 3145 (REI) Agent Comments

3 2 1

Price: \$1,993,000
Method: Sold Before Auction
Date: 08/10/2024
Property Type: House
Land Size: 309 sqm approx



3/64 Burke Rd MALVERN EAST 3145 (REI) Agent Comments

2 2 2

Price: \$1,945,000
Method: Sold Before Auction
Date: 23/09/2024
Property Type: House (Res)

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