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	12 Fraser Street, Malvern Vic 3144

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $2,925,000 Property Type House Suburb Malvern

Period - From 01/07/2024 to 30/09/2024 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	2/22 Mercer Rd ARMADALE 3143	$1,500,000	22/07/2024
2	3/37 Edgar St GLEN IRIS 3146	$1,310,000	13/07/2024
3	6/4 Paxton St MALVERN EAST 3145	$1,410,000	15/06/2024

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: 07/11/2024 14:32



2 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
September quarter 2024: $2,925,000

Comparable Properties



2/22 Mercer Rd ARMADALE 3143 (VG)

3 - -

Price: $1,500,000
Method: Sale
Date: 22/07/2024
Property Type: House (Res)
Land Size: 2025 sqm approx

Agent Comments



3/37 Edgar St GLEN IRIS 3146 (REI/VG)

3 1 2

Price: $1,310,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Unit

Agent Comments



6/4 Paxton St MALVERN EAST 3145 (REI/VG)

3 2 2

Price: $1,410,000
Method: Auction Sale
Date: 15/06/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 9864 5000

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