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	72 Claremont Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $4,000,000 & $4,400,000

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	39 Jordan St MALVERN 3144	$4,320,000	15/11/2024
2	39 Horace St MALVERN 3144	$4,240,000	05/09/2024
3	8 Glendearg Gr MALVERN 3144	$4,000,000	07/06/2024

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: 21/11/2024 11:34

72 Claremont Avenue, Malvern Vic 3144



4 2 2

Property Type: House
Land Size: 685 sqm approx

Agent Comments

Indicative Selling Price
$4,000,000 - $4,400,000
Median House Price
September quarter 2024: $2,925,000

Comparable Properties



39 Jordan St MALVERN 3144 (REI)

4 4 2

Price: $4,320,000
Method: Sold Before Auction
Date: 15/11/2024
Property Type: House

Agent Comments



39 Horace St MALVERN 3144 (REI)

4 2 2

Price: $4,240,000
Method: Private Sale
Date: 05/09/2024
Property Type: House (Res)

Agent Comments



8 Glendearg Gr MALVERN 3144 (REI/VG)

4 2 1

Price: $4,000,000
Method: Private Sale
Date: 07/06/2024
Property Type: House
Land Size: 566 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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