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	2/13 Dixon Street, Malvern Vic 3144

Indicative selling price

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

Range between $295,000 & $320,000

Median sale price

Median price $782,500 Property Type Unit 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	11/77 Wattletree Rd ARMADALE 3143	$315,000	31/08/2024
2	11/6 Edgar St GLEN IRIS 3146	$295,000	15/08/2024
3	3/260 Wattletree Rd MALVERN 3144	$325,000	12/06/2024

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: 13/11/2024 20:03

2/13 Dixon Street, Malvern Vic 3144

Brett Vanderwert
0411 609 363



1 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$295,000 - $320,000
Median Unit Price
September quarter 2024: $782,500

Comparable Properties



11/77 Wattletree Rd ARMADALE 3143 (REI/VG)

1 1 1

Price: $315,000
Method: Private Sale
Date: 31/08/2024
Property Type: Unit

Agent Comments



11/6 Edgar St GLEN IRIS 3146 (REI/VG)

1 1 1

Price: $295,000
Method: Private Sale
Date: 15/08/2024
Property Type: Apartment

Agent Comments



3/260 Wattletree Rd MALVERN 3144 (REI/VG)

1 1 1

Price: $325,000
Method: Private Sale
Date: 12/06/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 98305966

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