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<br>Including suburb and postcode | 28 Serrell Street, Malvern East Vic 3145 |

## Indicative selling price

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

Single price $2,380,000

## Median sale price

Median price $2,021,625 Property Type House Suburb Malvern East

Period - From 01/01/2024 to 31/12/2024 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 | 15 Cairnes Cr MALVERN EAST 3145 | $2,420,000 | 30/11/2024 |
| 2 | 18 Wattle Gr MALVERN EAST 3145 | $2,370,000 | 16/11/2024 |
| 3 | 23 Emo Rd MALVERN EAST 3145 | $2,110,000 | 26/10/2024 |

**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: 17/02/2025 13:38

# 28 Serrell Street, Malvern East Vic 3145



4 2 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**
$2,380,000
**Median House Price**
Year ending December 2024: $2,021,625

## Comparable Properties



**15 Cairnes Cr MALVERN EAST 3145 (REI)**

4 2 2

**Price:** $2,420,000
**Method:** Auction Sale
**Date:** 30/11/2024
**Property Type:** House (Res)

Agent Comments



**18 Wattle Gr MALVERN EAST 3145 (REI/VG)**

4 3 3

**Price:** $2,370,000
**Method:** Auction Sale
**Date:** 16/11/2024
**Property Type:** House (Res)
**Land Size:** 598 sqm approx

Agent Comments



**23 Emo Rd MALVERN EAST 3145 (REI/VG)**

3 2 1

**Price:** $2,110,000
**Method:** Auction Sale
**Date:** 26/10/2024
**Property Type:** House (Res)
**Land Size:** 277 sqm approx

Agent Comments

**Account** - Marshall White | P: 03 9822 9999

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