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	22a Ferncroft Avenue, Malvern East Vic 3145

Indicative selling price

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

Range between $3,600,000 & $3,900,000

Median sale price

Median price $2,262,500 Property Type House Suburb Malvern East

Period - From 01/01/2022 to 31/12/2022 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	41 Emo Rd MALVERN EAST 3145	$4,129,000	02/11/2022
2	19 Kardella St MALVERN EAST 3145	$4,025,000	10/09/2022
3	19 The Avenue MALVERN EAST 3145	$3,860,000	29/11/2022

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: 24/02/2023 13:37

22a Ferncroft Avenue, Malvern East Vic 3145

shelter. Real Estate
Steve Koutsantonis
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4 3 5

Property Type: House
Land Size: 751 sqm approx

Agent Comments

Indicative Selling Price
$3,600,000 - $3,900,000
Median House Price
Year ending December 2022: $2,262,500

Comparable Properties



41 Emo Rd MALVERN EAST 3145 (REI/VG)

4 2 3

Price: $4,129,000
Method: Private Sale
Date: 02/11/2022
Property Type: House
Land Size: 758 sqm approx

Agent Comments



19 Kardella St MALVERN EAST 3145 (REI/VG)

4 3 1

Price: $4,025,000
Method: Auction Sale
Date: 10/09/2022
Property Type: House (Res)
Land Size: 632 sqm approx

Agent Comments



19 The Avenue MALVERN EAST 3145 (REI)

4 3 2

Price: $3,860,000
Method: Auction Sale
Date: 29/11/2022
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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