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	73 Bowen Street, Malvern East Vic 3145

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,000,800 Property Type House Suburb Malvern East

Period - From 01/07/2022 to 30/06/2023 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	12 Munro Av ASHBURTON 3147	$2,112,000	07/06/2023
2	7 Bretonneux Sq MALVERN EAST 3145	$2,110,000	24/02/2023
3	74 Nirvana Av MALVERN EAST 3145	$1,800,000	20/05/2023

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: 19/07/2023 09:33

73 Bowen Street, Malvern East Vic 3145

shelter. Real Estate
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4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 747 sqm approx

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
Year ending June 2023: $2,000,800

Agent Comments

In a beautiful treelined street this stunning single-level home beautifully designed for everyday living with a spacious layout and modern comforts.

Comparable Properties



12 Munro Av ASHBURTON 3147 (REI)

3 1 2

Price: $2,112,000
Method: Sold Before Auction
Date: 07/06/2023
Property Type: House (Res)
Land Size: 768 sqm approx

Agent Comments



7 Bretonneux Sq MALVERN EAST 3145 (REI/VG)

5 2 2

Price: $2,110,000
Method: Private Sale
Date: 24/02/2023
Property Type: House
Land Size: 511 sqm approx

Agent Comments



74 Nirvana Av MALVERN EAST 3145 (REI/VG)

3 2 3

Price: $1,800,000
Method: Private Sale
Date: 20/05/2023
Property Type: House
Land Size: 339 sqm approx

Agent Comments

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