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	4 Hilda Street, Malvern East Vic 3145

Indicative selling price

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

Range between $2,000,000 & $2,200,000

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	17 Karma Av MALVERN EAST 3145	$2,350,000	03/06/2023
2	27 Berrima Av MALVERN EAST 3145	$2,210,000	25/02/2023
3	2a Epping St MALVERN EAST 3145	$2,175,000	02/03/2023

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: 16/08/2023 18:56

4 Hilda Street, Malvern East Vic 3145

shelter.
Real Estate
Zali Reynolds
03 9889 3990
0422 576 049
zali@shelterrealestate.com.au



3 2 1

Rooms: 5
Property Type: House (Res)
Land Size: 563 sqm approx

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending June 2023: $2,000,800

Agent Comments

Meticulously maintained and exuding a sense of timeless beauty and 1950's charm, this immaculate home opens the door to a world of exciting possibilities.

Comparable Properties



17 Karma Av MALVERN EAST 3145 (REI)

4 2 1

Price: $2,350,000
Method: Auction Sale
Date: 03/06/2023
Property Type: House (Res)
Land Size: 597 sqm approx

Agent Comments



27 Berrima Av MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,210,000
Method: Auction Sale
Date: 25/02/2023
Property Type: House (Res)
Land Size: 557 sqm approx

Agent Comments



2a Epping St MALVERN EAST 3145 (REI/VG)

4 2 2

Price: $2,175,000
Method: Auction Sale
Date: 02/03/2023
Property Type: House
Land Size: 539 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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