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	14 Bent Street, Malvern East Vic 3145

Indicative selling price

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

Single price $1,895,000

Median sale price

Median price $2,089,444 Property Type House Suburb Malvern East

Period - From 01/07/2023 to 30/09/2023 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	16 Normanby Av CAULFIELD NORTH 3161	$1,910,000	04/06/2023
2	12 Deakin St MALVERN EAST 3145	$1,870,000	12/08/2023
3	6 Kilmuir Rd MALVERN EAST 3145	$1,850,000	21/10/2023

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: 11/11/2023 12:13

14 Bent Street, Malvern East Vic 3145

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



3 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 315 sqm approx

Agent Comments

Indicative Selling Price
$1,895,000
Median House Price
September quarter 2023: $2,089,444

Comparable Properties



16 Normanby Av CAULFIELD NORTH 3161 (REI/VG)

3 2 1

Price: $1,910,000
Method: Auction Sale
Date: 04/06/2023
Property Type: House (Res)
Land Size: 277 sqm approx

Agent Comments



12 Deakin St MALVERN EAST 3145 (REI)

3 2 1

Price: $1,870,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)

Agent Comments



6 Kilmuir Rd MALVERN EAST 3145 (REI)

3 1 3

Price: $1,850,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 554 sqm approx

Agent Comments

REIV THE DIFFERENCE
propertydata .com.au

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