

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

22 Warley Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$3,450,000 & \$3,600,000

Median sale price

Median price \$2,185,000 Property Type House Suburb Malvern East

Period - From 01/10/2020 to 31/12/2020 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	1817 Malvern Rd GLEN IRIS 3146	\$3,445,000	25/01/2021
2	5 Kerferd St MALVERN EAST 3145	\$3,285,000	07/11/2020
3	56 Macgregor St MALVERN EAST 3145	\$3,135,000	09/12/2020

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:

30/03/2021 11:08



4 2 2

Property Type: House (Res)

Land Size: 753 sqm approx

Agent Comments

Indicative Selling Price

\$3,400,000 - \$3,600,000

Median House Price

December quarter 2020: \$2,185,000

Comparable Properties



1817 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

4 5 3

Price: \$3,445,000

Method: Private Sale

Date: 25/01/2021

Property Type: House

Land Size: 697 sqm approx



5 Kerferd St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$3,285,000

Method: Private Sale

Date: 07/11/2020

Property Type: House

Land Size: 697 sqm approx



56 Macgregor St MALVERN EAST 3145 (REI/VG)

Agent Comments

5 2 2

Price: \$3,135,000

Method: Private Sale

Date: 09/12/2020

Property Type: House

Land Size: 766 sqm approx