

# 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

11 Horace Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,680,000

### Median sale price

Median price \$2,335,000

Property Type House

Suburb Malvern

Period - From 01/01/2020

to 31/03/2020

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	43 Jordan St MALVERN 3144	\$1,750,000	14/05/2020
2	6 Chanak St MALVERN EAST 3145	\$1,720,000	18/06/2020
3	32 Cawkwell St MALVERN 3144	\$1,501,501	26/05/2020

**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:

13/07/2020 14:34



3   1   1

**Property Type:** House (Res)

[Agent Comments](#)

**Indicative Selling Price**

\$1,680,000

**Median House Price**

March quarter 2020: \$2,335,000

## Comparable Properties



**43 Jordan St MALVERN 3144 (REI)**

[Agent Comments](#)

2   1   1

**Price:** \$1,750,000

**Method:** Auction Sale

**Date:** 14/05/2020

**Property Type:** House (Res)

**Land Size:** 320 sqm approx



**6 Chanak St MALVERN EAST 3145 (REI)**

[Agent Comments](#)

3   2   2

**Price:** \$1,720,000

**Method:** Private Sale

**Date:** 18/06/2020

**Property Type:** House

**Land Size:** 393 sqm approx



**32 Cawkwell St MALVERN 3144 (REI)**

[Agent Comments](#)

2   1   3

**Price:** \$1,501,501

**Method:** Private Sale

**Date:** 26/05/2020

**Property Type:** House