

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

3 John Street, Malvern East Vic 3145

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$1,880,000 Property Type House Suburb Malvern East

Period - From 01/07/2019 to 30/06/2020 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	26 Maitland St GLEN IRIS 3146	\$2,600,000	05/05/2020
2	2c Paxton St MALVERN EAST 3145	\$2,487,500	06/05/2020
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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: 07/10/2020 15:34



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Property Type: House (Res)

Land Size: 440 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$2,400,000 - \$2,600,000

Median House Price

Year ending June 2020: \$1,880,000

Comparable Properties



26 Maitland St GLEN IRIS 3146 (VG)

[Agent Comments](#)

 4  -  -

Price: \$2,600,000

Method: Sale

Date: 05/05/2020

Property Type: House (Res)

Land Size: 483 sqm approx



2c Paxton St MALVERN EAST 3145 (REI/VG)

[Agent Comments](#)

 5  3  2

Price: \$2,487,500

Method: Private Sale

Date: 06/05/2020

Property Type: House (Res)

Land Size: 422 sqm approx

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.