

# 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

9 Euston 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)

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

### Median sale price

Median price \$2,500,000 Property Type House Suburb Malvern

Period - From 01/04/2020 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	56 Mcarthur St MALVERN 3144	\$2,250,000	05/08/2020
2	220 Wattletree Rd MALVERN 3144	\$2,100,000	08/07/2020
3	23 Sunhill Rd GLEN IRIS 3146	\$2,005,000	22/09/2020

**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:

08/10/2020 13:35



4 3 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

June quarter 2020: \$2,500,000

## Comparable Properties



**56 Mcarthur St MALVERN 3144 (REI)**

Agent Comments

3 2 2

**Price:** \$2,250,000

**Method:** Sold Before Auction

**Date:** 05/08/2020

**Property Type:** House (Res)

**Land Size:** 392 sqm approx



**220 Wattletree Rd MALVERN 3144 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,100,000

**Method:** Sold Before Auction

**Date:** 08/07/2020

**Property Type:** House (Res)

**Land Size:** 377 sqm approx



**23 Sunhill Rd GLEN IRIS 3146 (REI)**

Agent Comments

3 3 2

**Price:** \$2,005,000

**Method:** Private Sale

**Date:** 22/09/2020

**Property Type:** House

**Land Size:** 353 sqm approx