

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
74-76 Chadstone Road, Malvern East Vic 3145

Indicative selling price

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

Single price \$1,280,000

Median sale price

Median price \$2,092,500 Property Type House Suburb Malvern East
Period - From 01/04/2023 to 31/03/2024 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	5 Oravel Av MALVERN EAST 3145	\$1,500,000	16/03/2024
2	20 Bullarto St CHADSTONE 3148	\$1,456,000	02/03/2024
3	16 Collins St CHADSTONE 3148	\$1,325,000	11/05/2024

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:

20/05/2024 11:02



4



1



4

Property Type: House (Res)**Land Size:** 867 sqm approx[Agent Comments](#)**Indicative Selling Price**

\$1,280,000

Median House Price

Year ending March 2024: \$2,092,500

Comparable Properties

**5 Oravel Av MALVERN EAST 3145 (REI)**

2



1



2

Price: \$1,500,000**Method:** Auction Sale**Date:** 16/03/2024**Property Type:** House (Res)**Land Size:** 1006 sqm approx[Agent Comments](#)**20 Bullarto St CHADSTONE 3148 (REI/VG)**

3



2



4

Price: \$1,456,000**Method:** Auction Sale**Date:** 02/03/2024**Property Type:** House (Res)**Land Size:** 766 sqm approx[Agent Comments](#)**16 Collins St CHADSTONE 3148 (REI)**

5



1



2

Price: \$1,325,000**Method:** Auction Sale**Date:** 11/05/2024**Property Type:** House (Res)**Land Size:** 745 sqm approx[Agent Comments](#)

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