

# 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](https://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)**

Agent Comments

2 1 2

**Price:** \$1,500,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)

**Land Size:** 1006 sqm approx



**20 Bullarto St CHADSTONE 3148 (REI/VG)**

Agent Comments

3 2 4

**Price:** \$1,456,000

**Method:** Auction Sale

**Date:** 02/03/2024

**Property Type:** House (Res)

**Land Size:** 766 sqm approx



**16 Collins St CHADSTONE 3148 (REI)**

Agent Comments

5 1 2

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** House (Res)

**Land Size:** 745 sqm approx

**Account - Thomson** | P: 03 95098244 | F: 95009693