

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

71 Kerferd Street, Malvern East Vic 3145

Indicative selling price

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

Single price \$2,500,000

Median sale price

Median price \$2,277,500

Property Type House

Suburb Malvern East

Period - From 01/10/2023

to 31/12/2023

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	39 Kerferd St MALVERN EAST 3145	\$3,055,000	26/11/2023
2	9 Epping St MALVERN EAST 3145	\$2,800,000	28/02/2024
3	14 Ewart St MALVERN 3144	\$2,575,000	04/03/2024

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:

05/03/2024 11:18

Christopher Cain

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Indicative Selling Price

\$2,500,000

Median House Price

December quarter 2023: \$2,277,500



 3  2  1

Property Type: House

Agent Comments

Comparable Properties



39 Kerferd St MALVERN EAST 3145 (REI/VG)

Agent Comments

 4  2  2

Price: \$3,055,000

Method: Private Sale

Date: 26/11/2023

Property Type: House

Land Size: 490 sqm approx



9 Epping St MALVERN EAST 3145 (REI)

Agent Comments

 3  2  4

Price: \$2,800,000

Method: Private Sale

Date: 28/02/2024

Property Type: House

Land Size: 599 sqm approx



14 Ewart St MALVERN 3144 (REI)

Agent Comments

 4  3  2

Price: \$2,575,000

Method: Private Sale

Date: 04/03/2024

Property Type: House

Land Size: 464 sqm approx

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