

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

2 Deakin Street, Malvern East Vic 3145

Indicative selling price

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

Single price

\$1,540,000

Median sale price

Median price

\$2,113,000

Property Type

House

Suburb

Malvern East

Period - From

09/10/2023

to

08/10/2024

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	60 Manning Rd MALVERN EAST 3145	\$1,750,000	08/10/2024
2	16 Johnstone St MALVERN 3144	\$1,590,000	10/08/2024
3	39 Clynden Av MALVERN EAST 3145	\$1,600,000	07/08/2024

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:

09/10/2024 16:01

2 Deakin Street, Malvern East Vic 3145

JA CAIN

Christopher Cain

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Indicative Selling Price

\$1,540,000

Median House Price

09/10/2023 - 08/10/2024: \$2,113,000



3 1 1

Property Type: House

Agent Comments

Comparable Properties



60 Manning Rd MALVERN EAST 3145 (REI)

Agent Comments

3 2 2

Price: \$1,750,000

Method: Sold Before Auction

Date: 08/10/2024

Property Type: House



16 Johnstone St MALVERN 3144 (REI)

Agent Comments

3 1 -

Price: \$1,590,000

Method: Auction Sale

Date: 10/08/2024

Property Type: House (Res)



39 Clynden Av MALVERN EAST 3145 (REI/VG)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Sold Before Auction

Date: 07/08/2024

Property Type: House (Res)

Land Size: 334 sqm approx

Account - J A Cain | P: 03 9805 2900 | F: 03 9805 2999



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