# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

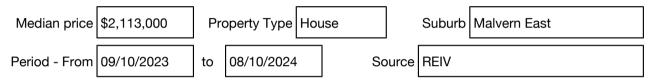
Address |2 Deakin Street, Malvern East Vic 3145

#### Indicative selling price .

For the meaning o	f this price see co	nsumer.vic.gov.au/underquoting

Single price \$1,540,000

#### Median sale price



## 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 comparableproperties 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







Property Type: House Agent Comments 0419 140 765 chris@jacain.com.au Indicative Selling Price

Christopher Cain 9805 2900

\$1,540,000 Median House Price 09/10/2023 - 08/10/2024: \$2,113,000

# **Comparable Properties**



60 Manning Rd MALVERN EAST 3145 (REI)

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Price: \$1,750,000 Method: Sold Before Auction Date: 08/10/2024 Property Type: House

16 Johnstone St MALVERN 3144 (REI)

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Agent Comments

Agent Comments



Price: \$1,590,000 Method: Auction Sale Date: 10/08/2024 Property Type: House (Res)

**-** 3



39 Clynden Av MALVERN EAST 3145 (REI/VG) Agent Comments



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



propertydata

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