

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

31 Mckinley Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$3,500,000 & \$3,750,000

Median sale price

Median price \$3,160,000 Property Type House Suburb Malvern

Period - From 01/07/2021 to 30/09/2021 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	26 Wheatland Rd MALVERN 3144	\$3,850,000	07/08/2021
2	32 Claremont Av MALVERN 3144	\$3,840,000	07/10/2021
3	38 Winter St MALVERN 3144	\$3,605,000	02/08/2021

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:

09/11/2021 12:54



4 2 1

Rooms: 8
Property Type: House (Res)
Land Size: 559 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,750,000
Median House Price
September quarter 2021: \$3,160,000

Comparable Properties



26 Wheatland Rd MALVERN 3144 (REI)

Agent Comments

4 2 1

Price: \$3,850,000
Method: Sold Before Auction
Date: 07/08/2021
Property Type: House (Res)



32 Claremont Av MALVERN 3144 (REI)

Agent Comments

4 2 2

Price: \$3,840,000
Method: Auction Sale
Date: 07/10/2021
Property Type: House (Res)
Land Size: 533 sqm approx



38 Winter St MALVERN 3144 (VG)

Agent Comments

3 - -

Price: \$3,605,000
Method: Sale
Date: 02/08/2021
Property Type: House (Res)
Land Size: 642 sqm approx