

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	4 Johnstone Street, Malvern Vic 3144
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Indicative selling price

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

Single price	\$2,200,000
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Median sale price

Median price	\$2,415,000	House	X	Unit		Suburb	Malvern
Period - From	01/04/2019	to	30/06/2019	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	11 Netherlee St GLEN IRIS 3146	\$2,269,000	30/03/2019
2	21 Valetta St MALVERN 3144	\$2,075,000	27/03/2019
3	8 Mcarthur St MALVERN 3144	\$1,890,000	09/04/2019

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.



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 832 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$2,200,000
Median House Price
June quarter 2019: \$2,415,000

Comparable Properties



11 Netherlee St GLEN IRIS 3146 (REI/VG)

[Agent Comments](#)



Price: \$2,269,000
Method: Auction Sale
Date: 30/03/2019
Rooms: 5
Property Type: House (Res)
Land Size: 717 sqm approx



21 Valetta St MALVERN 3144 (REI/VG)

[Agent Comments](#)



Price: \$2,075,000
Method: Sold Before Auction
Date: 27/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 541 sqm approx



8 Mcarthur St MALVERN 3144 (REI/VG)

[Agent Comments](#)



Price: \$1,890,000
Method: Private Sale
Date: 09/04/2019
Rooms: 4
Property Type: House
Land Size: 573 sqm approx