

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 Jordan Street, Malvern Vic 3144

Indicative selling price

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

Range between \$2,900,000

&

\$3,100,000

Median sale price

Median price \$2,605,000

House

X

Unit

Suburb Malvern

Period - From 01/01/2018

to

31/12/2018

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	53 Hunter St MALVERN 3144	\$3,100,000	23/02/2019
2	22 Belson St MALVERN EAST 3145	\$2,870,000	01/12/2018
3	22 Thanet St MALVERN 3144	\$2,850,000	20/10/2018

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.



4 2 1

Rooms:

Property Type: House (Res)

Land Size: 511 sqm approx

Agent Comments

Indicative Selling Price

\$2,900,000 - \$3,100,000

Median House Price

Year ending December 2018: \$2,605,000

Comparable Properties



53 Hunter St MALVERN 3144 (REI)

Agent Comments

4 2 -

Price: \$3,100,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)



22 Belson St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$2,870,000

Method: Auction Sale

Date: 01/12/2018

Rooms: -

Property Type: House (Res)

Land Size: 539 sqm approx



22 Thanet St MALVERN 3144 (REI/VG)

Agent Comments

3 2 2

Price: \$2,850,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx