

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

2/94 Burke Road, Malvern East VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$2,750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,131,000

Property type

House

Suburb

Malvern East

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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 6 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

3/118 BURKE ROAD MALVERN EAST VIC 3145	\$2,700,000	21-Mar-24

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 6 months.

This Statement of Information was prepared on: 02 May 2024



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**3/118 BURKE ROAD MALVERN
EAST VIC 3145**

 3  2  2

Sold Price ^{RS} **\$2,700,000** ^{UN} Sold Date **21-Mar-24**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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