

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	107/1308 Malvern Rd MALVERN 3144	\$450,000	20/07/2018
2	204/36 Bonview Rd MALVERN 3144	\$438,000	03/03/2018
3	608/770c Toorak Rd GLEN IRIS 3146	\$423,000	13/04/2018

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.



1   1   1

**Rooms:** 2  
**Property Type:** Strata Unit/Flat  
Agent Comments

**Indicative Selling Price**  
\$415,000  
**Median Unit Price**  
Year ending June 2018: \$720,000

## Comparable Properties



**107/1308 Malvern Rd MALVERN 3144 (REI)**   Agent Comments

1   1   1

**Price:** \$450,000  
**Method:** Private Sale  
**Date:** 20/07/2018  
**Rooms:** 3  
**Property Type:** Apartment



**204/36 Bonview Rd MALVERN 3144 (REI/VG)**   Agent Comments

1   1   1

**Price:** \$438,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** 2  
**Property Type:** Apartment



**608/770c Toorak Rd GLEN IRIS 3146 (VG)**   Agent Comments

1   -   -

**Price:** \$423,000  
**Method:** Sale  
**Date:** 13/04/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat