



**Rooms:**

**Property Type:** Apartment

**Land Size:** Approx. 88 sqm approx

**Agent Comments**

Approx 88 sqm excludes balcony and carspace.

## Comparable Properties



101/1261 Malvern Rd MALVERN 3144 (REI)

Agent Comments



**Price:** \$890,000

**Method:** Private Sale

**Date:** 17/06/2017

**Rooms:** -

**Property Type:** Apartment



1/565 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments



**Price:** \$868,000

**Method:** Sold Before Auction

**Date:** 28/03/2017

**Rooms:** -

**Property Type:** Unit



702/770a Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$840,000

**Method:** Auction Sale

**Date:** 20/05/2017

**Rooms:** -

**Property Type:** Apartment

## 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  Unit  Suburb

Period - From  to  Source

#### Comparable property sales

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
101/1261 Malvern Rd MALVERN 3144	\$890,000	17/06/2017
1/565 Burke Rd CAMBERWELL 3124	\$868,000	28/03/2017
702/770a Toorak Rd GLEN IRIS 3146	\$840,000	20/05/2017