

# 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

1/2-6 Fraser Street, Malvern Vic 3144

### Indicative selling price

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

Range between \$815,000 & \$895,000

### Median sale price

Median price \$685,000 Property Type Unit Suburb Malvern

Period - From 03/07/2023 to 02/07/2024 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	3/2 Tollington Av MALVERN EAST 3145	\$890,000	14/06/2024
2	1/68 Denbigh Rd ARMADALE 3143	\$870,000	27/04/2024
3	5/23-25 Rose St ARMADALE 3143	\$825,000	13/03/2024

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.~~

This Statement of Information was prepared on:

03/07/2024 11:12



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

**Indicative Selling Price**  
\$815,000 - \$895,000  
**Median Unit Price**  
03/07/2023 - 02/07/2024: \$685,000

## Comparable Properties



**3/2 Tollington Av MALVERN EAST 3145 (REI)** **Agent Comments**



**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 14/06/2024  
**Property Type:** Apartment



**1/68 Denbigh Rd ARMADALE 3143 (REI)** **Agent Comments**



**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 27/04/2024  
**Property Type:** Unit



**5/23-25 Rose St ARMADALE 3143 (REI)** **Agent Comments**



**Price:** \$825,000  
**Method:** Sold Before Auction  
**Date:** 13/03/2024  
**Property Type:** Apartment