

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

101/36 Shaftesbury Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$747,500 Property Type Unit Suburb Malvern

Period - From 19/04/2023 to 18/04/2024 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	3/11 Northcote Rd ARMADALE 3143	\$1,635,000	21/12/2023
2	3/70 Wattletree Rd ARMADALE 3143	\$1,550,000	12/12/2023
3	18/765 Malvern Rd TOORAK 3142	\$1,500,000	07/02/2024

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: 19/04/2024 09:48



3 3 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,650,000

Median Unit Price

19/04/2023 - 18/04/2024: \$747,500

Comparable Properties



3/11 Northcote Rd ARMADALE 3143 (VG)

Agent Comments

3 - -

Price: \$1,635,000

Method: Sale

Date: 21/12/2023

Property Type: Flat/Unit/Apartment (Res)



3/70 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments

3 2 2

Price: \$1,550,000

Method: Private Sale

Date: 12/12/2023

Property Type: Apartment



18/765 Malvern Rd TOORAK 3142 (REI)

Agent Comments

3 2 4

Price: \$1,500,000

Method: Private Sale

Date: 07/02/2024

Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000