# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	n \$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$747,500	Pro	operty Type	Unit			Suburb	Malvern
Period - From	19/04/2023	to	18/04/2024		So	urce	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.

Ade	dress 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









**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)



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



Price: \$1,550,000 Method: Private Sale Date: 12/12/2023 Property Type: Apartment



18/765 Malvern Rd TOORAK 3142 (REI)



Agent Comments

Agent Comments

Price: \$1,500,000 Method: Private Sale Date: 07/02/2024 Property Type: Apartment

Account - Jellis Craig | P: 03 9864 5000



propertydata

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