

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

101/715 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$1,054,500 Property Type Unit Suburb Toorak

Period - From 01/01/2023 to 31/12/2023 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 | 1004/243 Toorak Rd SOUTH YARRA 3141 | \$1,000,000 | 26/02/2024 |
| 2 | 4/638 Malvern Rd PRAHRAN 3181 | \$935,000 | 22/02/2024 |
| 3 | 507/243 Toorak Rd SOUTH YARRA 3141 | \$856,000 | 20/02/2024 |

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:

18/03/2024 14:30



2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

Year ending December 2023: \$1,054,500

Comparable Properties



1004/243 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 2

Price: \$1,000,000

Method: Private Sale

Date: 26/02/2024

Property Type: Apartment



4/638 Malvern Rd PRAHRAN 3181 (REI) **Agent Comments**

2 2 2

Price: \$935,000

Method: Private Sale

Date: 22/02/2024

Property Type: Apartment



507/243 Toorak Rd SOUTH YARRA 3141 (REI) **Agent Comments**

2 2 1

Price: \$856,000

Method: Private Sale

Date: 20/02/2024

Property Type: Apartment

Land Size: 94 sqm approx

Account - Jellis Craig | P: 03 9864 5000