# 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	cons	sumer.vic.go	ov.au/	<i>underquot</i>	ing		
Range betweer	\$890,000		&		\$950,000			
Median sale p	rice							
Median price	\$1,054,500	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/01/2023	to	31/12/2023		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.

Ado	dress 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









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



Price: \$1,000,000 Method: Private Sale Date: 26/02/2024 Property Type: Apartment



4/638 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$935,000 Method: Private Sale Date: 22/02/2024 Property Type: Apartment



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



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



propertydata

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