

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

104/18 Spring Road, Malvern Vic 3144

Indicative selling price

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

Range between \$2,300,000 & \$2,530,000

Median sale price

Median price \$2,750,000 Property Type House Suburb Malvern

Period - From 01/07/2022 to 30/06/2023 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 | 2/2b St Georges Rd TOORAK 3142 | \$2,390,000 | 18/04/2023 |
| 2 | 202/171 Wattletree Rd MALVERN 3144 | \$2,300,000 | 02/08/2023 |
| 3 | 4/347 Glenferrie Rd MALVERN 3144 | \$2,250,000 | 12/07/2023 |

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:

27/09/2023 09:42



3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,530,000

Median House Price

Year ending June 2023: \$2,750,000

Comparable Properties



2/2b St Georges Rd TOORAK 3142 (REI)

Agent Comments

3 - 2

Price: \$2,390,000

Method: Private Sale

Date: 18/04/2023

Property Type: Apartment



202/171 Wattleree Rd MALVERN 3144 (REI)

Agent Comments

3 3 2

Price: \$2,300,000

Method: Private Sale

Date: 02/08/2023

Property Type: Apartment



4/347 Glenferrie Rd MALVERN 3144 (REI)

Agent Comments

3 3 2

Price: \$2,250,000

Method: Private Sale

Date: 12/07/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000