

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

2/1263 High Street, Malvern Vic 3144

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,229,000 Property Type Townhouse Suburb Malvern

Period - From 18/03/2023 to 17/03/2024 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	3/63 Kooyong Rd ARMADALE 3143	\$1,462,500	24/02/2024
2	2/13 Erica Av GLEN IRIS 3146	\$1,375,000	23/11/2023
3	1/285 Tooronga Rd GLEN IRIS 3146	\$1,300,000	08/02/2024

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 17:35

2/1263 High Street, Malvern Vic 3144

Walter Dodich

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0413 262 655

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 3  1  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Townhouse Price

18/03/2023 - 17/03/2024: \$1,229,000

Comparable Properties



3/63 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments

 3  1  1

Price: \$1,462,500

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



2/13 Erica Av GLEN IRIS 3146 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,375,000

Method: Sold Before Auction

Date: 23/11/2023

Property Type: Townhouse (Res)

Land Size: 217 sqm approx



1/285 Tooronga Rd GLEN IRIS 3146 (REI)

Agent Comments

 3  2  2

Price: \$1,300,000

Method: Private Sale

Date: 08/02/2024

Property Type: Townhouse (Single)

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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