

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

2/789 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$320,000 & \$350,000

Median sale price

Median price \$925,100 Property Type Unit Suburb Toorak

Period - From 01/04/2023 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	402/14 Elizabeth St MALVERN 3144	\$350,000	08/03/2023
2	23/273 Williams Rd SOUTH YARRA 3141	\$330,000	17/04/2023
3	3/403 Toorak Rd SOUTH YARRA 3141	\$320,000	06/04/2023

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:

23/08/2023 16:10



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Rooms: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$320,000 - \$350,000
Median Unit Price
 June quarter 2023: \$925,100

Comparable Properties



402/14 Elizabeth St MALVERN 3144 (REI/VG) [Agent Comments](#)

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Price: \$350,000
Method: Private Sale
Date: 08/03/2023
Property Type: Apartment



23/273 Williams Rd SOUTH YARRA 3141 (REI/VG) [Agent Comments](#)

 1
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Price: \$330,000
Method: Private Sale
Date: 17/04/2023
Property Type: Apartment



3/403 Toorak Rd SOUTH YARRA 3141 (VG) [Agent Comments](#)

 1
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Price: \$320,000
Method: Sale
Date: 06/04/2023
Property Type: Strata Unit/Flat

Account - Thomson | P: 03 95098244 | F: 95009693



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