### 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

201/2A Nyora Street, Malvern East Vic 3145

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$2,800,000		&		\$3,080,000			
Median sale p	ice							
Median price	\$602,500	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	10/04/2023	to	09/04/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	3/118 Burke Rd MALVERN EAST 3145	\$2,700,000	21/03/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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.

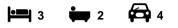
This Statement of Information was prepared on:

10/04/2024 13:19



# Thomson:





Property Type: Strata Unit/Flat Land Size: 252 Approx sqm approx Agent Comments Indicative Selling Price \$2,800,000 - \$3,080,000 Median Unit Price 10/04/2023 - 09/04/2024: \$602,500

## **Comparable Properties**



Agent Comments

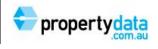


Price: \$2,700,000 Method: Private Sale Date: 21/03/2024 Property Type: Unit

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.

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





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