

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

204/36 Bonview Road, Malvern Vic 3144

Indicative selling price

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

Single price \$459,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Malvern

Period - From 01/01/2023

to 31/12/2023

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	103/36 Bonview Rd MALVERN 3144	\$455,000	05/10/2023
2	406/770a Toorak Rd GLEN IRIS 3146	\$445,000	30/11/2023
3	7/184 Wattletree Rd MALVERN 3144	\$441,000	18/11/2023

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:

02/04/2024 14:47



1
 1
 1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$459,000
Median Unit Price
 Year ending December 2023: \$750,000

Comparable Properties



103/36 Bonview Rd MALVERN 3144 (REI/VG) **Agent Comments**

1
 1
 1

Price: \$455,000
Method: Private Sale
Date: 05/10/2023
Property Type: Apartment



406/770a Toorak Rd GLEN IRIS 3146 (REI/VG) **Agent Comments**

1
 1
 1

Price: \$445,000
Method: Private Sale
Date: 30/11/2023
Property Type: Apartment



7/184 Wattletree Rd MALVERN 3144 (REI/VG) **Agent Comments**

1
 1
 1

Price: \$441,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525