## 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

3/2 Tollington Avenue, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$900,000		&		\$950,000				
Median sale p	rice								
Median price	\$610,000	Pro	operty Type	Unit			Suburb	Malvern East	
Period - From	01/01/2024	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2/1 Tollington Av MALVERN EAST 3145	\$938,000	05/01/2024
2	2/14 Tollington Av MALVERN EAST 3145	\$935,000	29/10/2023
3	3/1 Tollington Av MALVERN EAST 3145	\$935,000	25/11/2023

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:

16/04/2024 08:50









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$900,000 - \$950,000 Median Unit Price March quarter 2024: \$610,000

# **Comparable Properties**



2/1 Tollington Av MALVERN EAST 3145 (REI/VG)



Price: \$938,000 Method: Private Sale Date: 05/01/2024 Property Type: Townhouse (Single) Agent Comments

Agent Comments

Agent Comments



2/14 Tollington Av MALVERN EAST 3145 (REI/VG) 2 1 1 1

Price: \$935,000 Method: Private Sale Date: 29/10/2023 Property Type: House



3/1 Tollington Av MALVERN EAST 3145 (REI/VG)



Price: \$935,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit

#### Account - Jellis Craig | P: 03 9864 5000



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