

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

3/8 Gordon Grove, Malvern Vic 3144

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$747,500 Property Type Unit Suburb Malvern

Period - From 01/04/2023 to 31/03/2024 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	4/765 Malvern Rd TOORAK 3142	\$500,000	21/03/2024
2	7/26 Denbigh Rd ARMADALE 3143	\$488,000	28/11/2023
3	7/9 St James Rd ARMADALE 3143	\$450,000	13/04/2024

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:

10/05/2024 15:44



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



4/765 Malvern Rd TOORAK 3142 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 21/03/2024

Property Type: Unit



7/26 Denbigh Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$488,000

Method: Private Sale

Date: 28/11/2023

Property Type: Apartment



7/9 St James Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 13/04/2024

Property Type: Apartment