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

301/1228 Malvern Road, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale pi	rice							
Median price	\$750,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	201/20 Hawthorn Rd CAULFIELD NORTH 3161	\$455,000	04/01/2024
2	502/770d Toorak Rd GLEN IRIS 3146	\$422,000	13/02/2024
3	109/1228 Malvern Rd MALVERN 3144	\$395,000	11/01/2024

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:

10/04/2024 17:06









Property Type: Apartment Agent Comments

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending December 2023: \$750,000

Comparable Properties



201/20 Hawthorn Rd CAULFIELD NORTH 3161 Agent Comments (VG)



Price: \$455,000 Method: Sale Date: 04/01/2024 Property Type: Strata Unit/Flat



502/770d Toorak Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$422,000 Method: Private Sale Date: 13/02/2024 Property Type: Apartment

109/1228 Malvern Rd MALVERN 3144 (REI)



Agent Comments



Price: \$395,000 Method: Private Sale Date: 11/01/2024 Property Type: Unit

Account - Jellis Craig | P: 03 9864 5000



propertydata

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