

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

### 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	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



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**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 (VG)** Agent Comments

1 - -

**Price:** \$455,000

**Method:** Sale

**Date:** 04/01/2024

**Property Type:** Strata Unit/Flat



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

1 1 1

**Price:** \$422,000

**Method:** Private Sale

**Date:** 13/02/2024

**Property Type:** Apartment



**109/1228 Malvern Rd MALVERN 3144 (REI)** Agent Comments

1 1 1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 11/01/2024

**Property Type:** Unit

Account - Jellis Craig | P: 03 9864 5000