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

4/765 Malvern Road, Toorak Vic 3142

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$795,000	Pro	operty Type	Unit			Suburb	Toorak
Period - From	01/10/2023	to	31/12/2023		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	102/6A Evergreen Mews ARMADALE 3143	\$535,000	06/09/2023
2	7/34 Mathoura Rd TOORAK 3142	\$530,000	14/12/2023
3	8/36 Grange Rd TOORAK 3142	\$530,000	10/11/2023

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:

20/02/2024 16:32





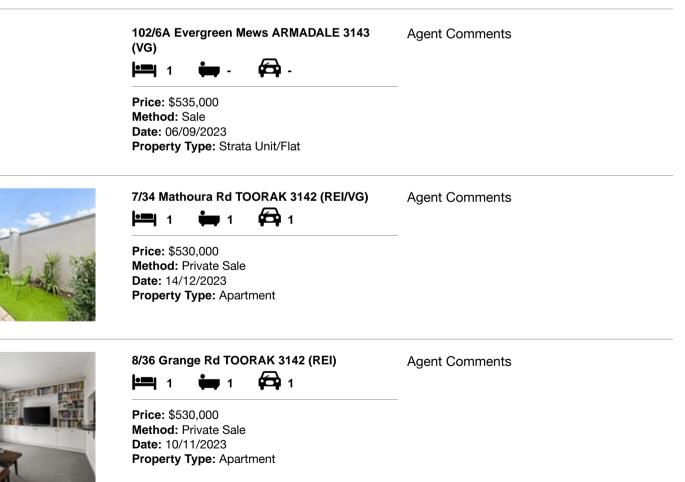




Property Type: Apartment Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2023: \$795,000

Comparable Properties



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