

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

9/1 TOORONGA ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$535,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,500

Property type

Unit

Suburb

Malvern East

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

7/23-25 RALEIGH STREET MALVERN VIC 3144	\$590,000	26-Nov-23
1/37-39 FISHER STREET MALVERN EAST VIC 3145	\$592,500	10-Feb-24
4/1800 MALVERN ROAD MALVERN EAST VIC 3145	\$550,000	29-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 19 February 2024



**7/23-25 RALEIGH STREET
MALVERN VIC 3144**

 2  1  1

Sold Price **\$590,000** Sold Date **26-Nov-23**

Distance **0.62km**



**1/37-39 FISHER STREET MALVERN
EAST VIC 3145**

 2  1  1

Sold Price ^{RS} **\$592,500** ^{UN} Sold Date **10-Feb-24**

Distance **1.87km**



**4/1800 MALVERN ROAD MALVERN
EAST VIC 3145**

 1  1  1

Sold Price ^{RS} **\$550,000** Sold Date **29-Nov-23**

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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