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

G05/1228 Malvern Road, Malvern Vic 3144

Indicative selling price

			, , ,,
Ear tha maaning of t	thic price coo	consumer.vic.gov.au	/undorguoting
FULLIE ITIEALIILU UL		CONSUMEL.VIC.UOV.au	unueruuuunu

Single price \$509,000

Median sale price

Median price	\$750,000	Pro	perty Type Unit	t		Suburb	Malvern
Period - From	03/04/2023	to	02/04/2024	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.

Ado	dress of comparable property	Price	Date of sale
1	301/757 Toorak Rd HAWTHORN EAST 3123	\$525,000	19/03/2024
2	4/765 Malvern Rd TOORAK 3142	\$500,000	27/03/2024
3	7/26 Denbigh Rd ARMADALE 3143	\$488,000	28/11/2023

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:

03/04/2024 18:13







Property Type: Agent Comments Indicative Selling Price \$509,000 Median Unit Price 03/04/2023 - 02/04/2024: \$750,000

Comparable Properties





301/757 Toorak Rd HAWTHORN EAST 3123 Agent Comments (REI)



Price: \$525,000 Method: Private Sale Date: 19/03/2024 Property Type: Apartment

4/765 Malvern Rd TOORAK 3142 (REI)

Agent Comments

Agent Comments



Price: \$500,000 Method: Private Sale Date: 27/03/2024 Property Type: Apartment

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



Price: \$488,000 Method: Private Sale Date: 28/11/2023 Property Type: Apartment

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.