

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$509,000

### Median sale price

Median price \$750,000

Property Type Unit

Suburb Malvern

Period - From 03/04/2023

to 02/04/2024

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	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



1   1   1

**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 (REI)**

**Agent Comments**

1   1   1

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



**4/765 Malvern Rd TOORAK 3142 (REI)**

**Agent Comments**

1   1   1

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



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

**Agent Comments**

1   1   1

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

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