# 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

104/1 Norfolk Place, Malvern Vic 3144

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$760,000		&		\$820,000			
Median sale p	rice							
Median price	\$668,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/10/2024	to	31/12/2024		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.

Add	dress of comparable property	Price	Date of sale
1	G02/687 Toorak Rd KOOYONG 3144	\$735,000	28/12/2024
2	6/48 New St ARMADALE 3143	\$802,700	09/12/2024
3	104/428 Tooronga Rd HAWTHORN EAST 3123	\$760,000	08/12/2024

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:

22/01/2025 14:33





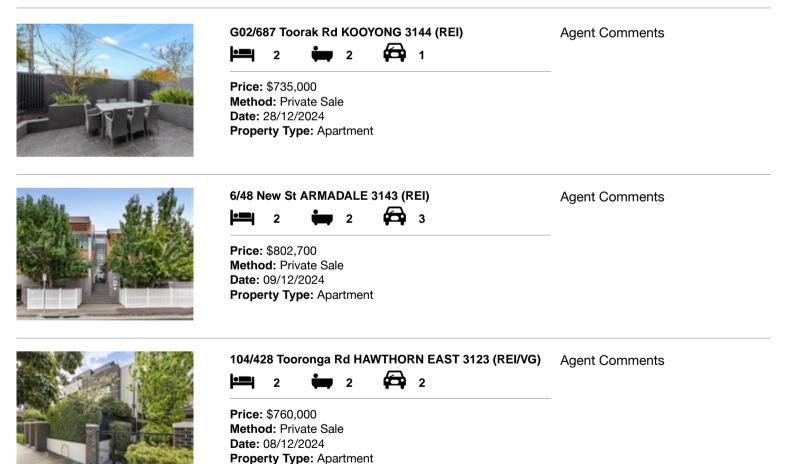




**Property Type:** Apartment Agent Comments

Indicative Selling Price \$760,000 - \$820,000 Median Unit Price December quarter 2024: \$668,000

# **Comparable Properties**



Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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