

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

13/765 MALVERN ROAD TOORAK VIC 3142

Indicative selling price

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

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,098,500

Property type

Unit

Suburb

Toorak

Period-from

01 Oct 2023

to

30 Sep 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

4/765 MALVERN ROAD TOORAK VIC 3142	\$500,000	21-Mar-24
601/8C EVERGREEN MEWS ARMADALE VIC 3143	\$500,000	16-Sep-24
12/76 MATHOURA ROAD TOORAK VIC 3142	\$490,000	11-May-24

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: 01 October 2024

Sales Avant

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E naina@avantre.com.au



**4/765 MALVERN ROAD TOORAK
VIC 3142**

 1  1  1

Sold Price **\$500,000** Sold Date **21-Mar-24**

Distance **0.02km**



**601/8C EVERGREEN MEWS
ARMADALE VIC 3143**

 1  1  1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **16-Sep-24**

Distance **0.39km**



**12/76 MATHOURA ROAD TOORAK
VIC 3142**

 1  1  1

Sold Price **\$490,000** Sold Date **11-May-24**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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