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

308/36 Bonview Road, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$540,000		&		\$580,000				
Median sale price									
Median price	\$782,500	Pro	operty Type	Unit			Suburb	Malvern	
Period - From	01/07/2024	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	9/12 St James Rd ARMADALE 3143	\$560,000	19/10/2024
2	6/1587 Malvern Rd GLEN IRIS 3146	\$580,000	26/09/2024
3	19/1059 Malvern Rd TOORAK 3142	\$600,000	02/09/2024

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:

14/11/2024 16:09









Property Type: Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$540,000 - \$580,000 Median Unit Price September quarter 2024: \$782,500

Comparable Properties

9/12 St James Rd ARMADALE 3143 (REI) 2 1 1 1 Price: \$560,000 Method: Auction Sale Date: 19/10/2024 Property Type: Unit	Agent Comments
6/1587 Malvern Rd GLEN IRIS 3146 (REI) 2 1 1 1 Price: \$580,000 Method: Sold Before Auction Date: 26/09/2024 Property Type: Apartment	Agent Comments
19/1059 Malvern Rd TOORAK 3142 (REI/VG) 2 1 2 1 1 Price: \$600,000 Method: Private Sale Date: 02/09/2024 Property Type: Unit	Agent Comments

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