

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

### Median sale price

Median price \$782,500 Property Type Unit Suburb Malvern

Period - From 01/07/2024 to 30/09/2024 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	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

## Comparable Properties



9/12 St James Rd ARMADALE 3143 (REI)

Agent Comments



**Price:** \$560,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** Unit



6/1587 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



**Price:** \$580,000

**Method:** Sold Before Auction

**Date:** 26/09/2024

**Property Type:** Apartment



19/1059 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 02/09/2024

**Property Type:** Unit