

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

207/36 Bonview Road, Malvern Vic 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$649,000

Median sale price

Median price

\$755,000

Property Type

Unit

Suburb

Malvern

Period - From

01/10/2021

to

31/12/2021

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	22/65 Station St MALVERN 3144	\$687,500	11/11/2021
2	7/7 Warner St MALVERN 3144	\$665,000	15/10/2021
3	12/1705 Malvern Rd GLEN IRIS 3146	\$660,000	15/11/2021

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:

22/03/2022 09:54

Andrew James

03 9509 0411

0411 420 788

andrew.james@belleproperty.com

Indicative Selling Price

\$649,000

Median Unit Price

December quarter 2021: \$755,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



22/65 Station St MALVERN 3144 (REI/VG)

Agent Comments

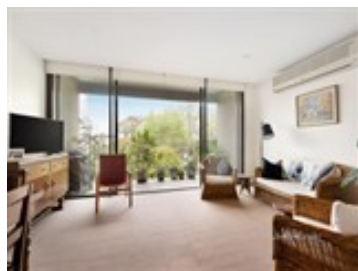
2 2 1

Price: \$687,500

Method: Private Sale

Date: 11/11/2021

Property Type: Apartment



7/7 Warner St MALVERN 3144 (REI/VG)

Agent Comments

2 1 1

Price: \$665,000

Method: Private Sale

Date: 15/10/2021

Property Type: Apartment



12/1705 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$660,000

Method: Private Sale

Date: 15/11/2021

Property Type: Apartment

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