

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	407/60 Belgrave Road Malvern East, 3145
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$680,000 & \$740,000
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### Median sale price

Median price	\$669,250	Property Type	UNIT	Suburb	MALVERN EAST
Period - From	01-Jul-2022	to	30-Jun-2023	Source	Corelogic

### Comparable property sales

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	31/50 Poath Road, Hughesdale VIC 3166	\$771,000	17-Jun-2023
2	5/506 Neerim Road, Murrumbeena VIC 3163	\$685,000	13-Jun-2023
3	6/247 Neerim Road, Carnegie VIC 3163	\$670,000	04-Feb-2023

This statement of information was prepared on 24-Nov-2023 at 9:55:26 AM EST