

# 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

4/765 Malvern Road, Toorak Vic 3142

### Indicative selling price

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

Range between \$495,000 & \$525,000

### Median sale price

Median price \$1,190,000 Property Type Unit Suburb Toorak

Period - From 01/10/2020 to 30/09/2021 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	5/17 Ellesmere Rd WINDSOR 3181	\$492,000	18/05/2021
2	22/36 Grange Rd TOORAK 3142	\$520,000	25/06/2021
3	2/9 St James Rd ARMADALE 3143	\$527,000	29/05/2021

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:

10/11/2021 18:18

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**Indicative Selling Price**

\$495,000 - \$525,000

**Median Unit Price**

Year ending September 2021: \$1,190,000



1 1 1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/17 Ellesmere Rd WINDSOR 3181 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$492,000

**Method:** Private Sale

**Date:** 18/05/2021

**Property Type:** Apartment



**22/36 Grange Rd TOORAK 3142 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$520,000

**Method:** Sold Before Auction

**Date:** 25/06/2021

**Property Type:** Apartment



**2/9 St James Rd ARMADALE 3143 (REI/VG)**

Agent Comments

1 1 1

**Price:** \$527,000

**Method:** Auction Sale

**Date:** 29/05/2021

**Property Type:** Apartment

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