

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

1/767 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$900,350

Property Type Unit

Suburb Toorak

Period - From 11/04/2021

to

10/04/2022

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.

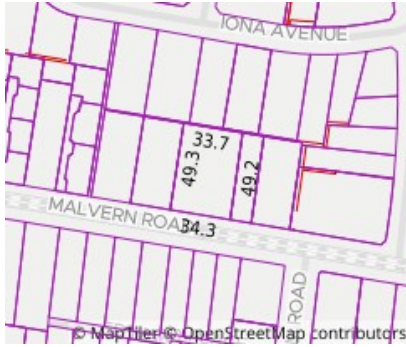
	Address of comparable property	Price	Date of sale
1	6/767 Malvern Rd TOORAK 3142	\$617,000	10/01/2022
2	1/661 Malvern Rd TOORAK 3142	\$552,500	28/02/2022
3	9/844 Malvern Rd ARMADALE 3143	\$540,000	02/04/2022

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:

11/04/2022 10:47



Rooms: 4
Property Type: Flat
Land Size: 1673.108 sqm approx
Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

11/04/2021 - 10/04/2022: \$900,350

Comparable Properties



6/767 Malvern Rd TOORAK 3142 (REI/VG)



Price: \$617,000
Method: Private Sale
Date: 10/01/2022
Property Type: Apartment

Agent Comments

Same Building - however higher than subject property



1/661 Malvern Rd TOORAK 3142 (REI)



Price: \$552,500
Method: Private Sale
Date: 28/02/2022
Property Type: Apartment

Agent Comments

Similar Condition and location to subject property



9/844 Malvern Rd ARMADALE 3143 (REI)



Price: \$540,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Apartment

Agent Comments

Similar location and condition - however does not have garage