

# 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

102 / 1308 MALVERN 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)

Single price:

\$990,000

### Median sale price

Median price

\$692,000

Property type

Apartment

Suburb

MALVERN VIC 3144

Period - From

30/09/2020

to

30/09/2021

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

**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. 101/361 Glenferrie Road, Malvern Vic 3144	\$995,000	29/09/2021
2. 102/361 Glenferrie Road, Malvern Vic 3144	\$1,000,000	05/07/2021
3. 132/14 Elizabeth Street, Malvern Vic 3144	\$1,025,000	26/06/2021

This Statement of Information was prepared on:

13/10/2021