

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

15/693 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$550,000 & \$605,000

Median sale price

Median price \$977,000 Property Type Unit Suburb Toorak

Period - From 03/05/2020 to 02/05/2021 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	19/36 Kensington Rd SOUTH YARRA 3141	\$600,000	22/03/2021
2	32/670 Malvern Rd PRAHRAN 3181	\$595,000	01/04/2021
3	1/14 Cromwell Rd SOUTH YARRA 3141	\$577,000	18/03/2021

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:

03/05/2021 10:31



2
 1
 1

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$550,000 - \$605,000

Median Unit Price

03/05/2020 - 02/05/2021: \$977,000

Comparable Properties



19/36 Kensington Rd SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 -

Price: \$600,000

Method: Private Sale

Date: 22/03/2021

Property Type: Apartment



32/670 Malvern Rd PRAHRAN 3181 (REI)

Agent Comments

2
 1
 1

Price: \$595,000

Method: Private Sale

Date: 01/04/2021

Property Type: Apartment



1/14 Cromwell Rd SOUTH YARRA 3141 (REI)

Agent Comments

2
 1
 1

Price: \$577,000

Method: Sold Before Auction

Date: 18/03/2021

Property Type: Apartment