

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode 27/1231 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 - or range between \$770,000 & \$845,000

## Median sale price

Median price \$797,000 Property type Apartment Suburb Malvern

Period - From 01/01/2021 to 31/03/2021 Source REIV

## 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
3/11 Cheel St ARMADALE 3143	\$777,000	17/04/2021
1/19 Mercer Rd ARMADALE 3143	\$849,000	13/01/2021
18/36 Anderson Rd HAWTHORN EAST 3123	\$800,000	08/12/2020

**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