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

10/1 Oxford Street, Malvern Vic 3144

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|---------|
| Range betweer | \$500,000 | | & | | \$550,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$750,000 | Pro | operty Type | Unit | | | Suburb | Malvern |
| Period - From | 01/01/2023 | to | 31/12/2023 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 1004/770b Toorak Rd GLEN IRIS 3146 | \$545,000 | 23/01/2024 |
| 2 | 5/39 Aintree Rd GLEN IRIS 3146 | \$505,000 | 18/11/2023 |
| 3 | 2/1395 High St GLEN IRIS 3146 | \$500,000 | 15/11/2023 |

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:

29/01/2024 16:23









Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending December 2023: \$750,000

Comparable Properties



1004/770b Toorak Rd GLEN IRIS 3146 (REI)



Price: \$545,000 Method: Private Sale Date: 23/01/2024 Property Type: Apartment

Agent Comments

Agent Comments



Price: \$505,000 Method: Auction Sale Date: 18/11/2023 Property Type: Unit

2

2/1395 High St GLEN IRIS 3146 (REI/VG)

5/39 Aintree Rd GLEN IRIS 3146 (REI/VG)

6 1



Agent Comments



Price: \$500,000 Method: Private Sale Date: 15/11/2023 Property Type: Unit

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





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