

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

13/5-7 Ascot Street, Malvern Vic 3144

Indicative selling price

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

Range between \$350,000

&

\$370,000

Median sale price

Median price \$760,000

Property Type Unit

Suburb Malvern

Period - From 04/04/2021

to

03/04/2022

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	11/1419 High St GLEN IRIS 3146	\$357,000	28/01/2022
2	18/74 Denbigh Rd ARMADALE 3143	\$355,000	29/03/2022
3	4/74 Denbigh Rd ARMADALE 3143	\$355,000	03/12/2021

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:

04/04/2022 15:13



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Property Type: Apartment/ Strata

Land Size: 55 sqm approx

Agent Comments

Indicative Selling Price

\$350,000 - \$370,000

Median Unit Price

04/04/2021 - 03/04/2022: \$760,000

Comparable Properties



11/1419 High St GLEN IRIS 3146 (REI)

Agent Comments

1 1 -

Price: \$357,000

Method: Private Sale

Date: 28/01/2022

Property Type: Apartment



18/74 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$355,000

Method: Auction Sale

Date: 29/03/2022

Property Type: Unit



4/74 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$355,000

Method: Private Sale

Date: 03/12/2021

Property Type: Apartment

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