## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$711,500	Pro	perty Type	Jnit		Suburb	Malvern
Period - From	01/04/2022	to	30/06/2022	s	ource	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

Address of comparable property		Price	Date of sale
1	24/1059 Malvern Rd TOORAK 3142	\$670,125	26/05/2022
2	203/1 Norfolk PI MALVERN 3144	\$670,000	31/05/2022
3	102/281 Tooronga Rd GLEN IRIS 3146	\$665,000	16/06/2022

#### OR

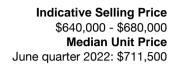
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/07/2022 09:57





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Property Type: Apartment **Agent Comments** 

## Comparable Properties



24/1059 Malvern Rd TOORAK 3142 (REI)

Price: \$670,125 Method: Private Sale Date: 26/05/2022

Property Type: Apartment

**Agent Comments** 

Main road address, vicinity of 1km from subject property, 1 x bathroom



203/1 Norfolk PI MALVERN 3144 (REI/VG)

Price: \$670,000 Method: Private Sale Date: 31/05/2022

Property Type: Apartment

Agent Comments

Contemporary design and complex, under 0.5km from subject property, 2 x car parks



102/281 Tooronga Rd GLEN IRIS 3146 (REI)

Price: \$665.000 Method: Auction Sale Date: 16/06/2022

Property Type: Apartment Land Size: 1107 sqm approx Agent Comments

Main road address, vicinity of 1km of subject property, 2 x car parks

Account - Biggin & Scott | P: 9520 9000 | F: 9533 6140



