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	103/12A Spring Road, Malvern Vic 3144

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $711,500 Property Type Unit Suburb Malvern

Period - From 01/04/2022 to 30/06/2022 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	24/1059 Malvern Rd TOORAK 3142	$670,125	26/05/2022
2	203/1 Norfolk Pl 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 comparable properties 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

103/12A Spring Road, Malvern Vic 3144

Simon Dale
0425771377
sdale@bigginscott.com.au

2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
June quarter 2022: $711,500

Comparable Properties

24/1059 Malvern Rd TOORAK 3142 (REI)

2 1 1

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 Pl MALVERN 3144 (REI/VG)

2 2 2

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)

2 2 2

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

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