

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 105/1220 Malvern Road, Malvern VIC 3144

Indicative selling price

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

Range between \$870,000 & \$955,000

Median sale price

Median price \$783,000 Property type Unit Suburb Malvern

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
102/1261-1269 Malvern Road, Malvern	\$940,000	26/09/2024
3/1 Norfolk Place, Malvern VIC 3144	\$888,000	23/08/2024
303/770A Toorak Road, Glen Iris VIC 3146	\$940,000	06/06/2024

This Statement of Information was prepared on: 25 October 2024