

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

204/36 Bonview Road, Malvern Vic 3144

Indicative selling price

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

Range between \$390,000

&

\$410,000

Median sale price

Median price \$720,000

House

Unit

X

Suburb Malvern

Period - From 01/10/2017

to

31/12/2017

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	402/36 Bonview Rd MALVERN 3144	\$475,000	11/10/2017
2	13D/9 Warner St MALVERN 3144	\$435,000	21/12/2017
3	225/14 Elizabeth St MALVERN 3144	\$407,500	27/09/2017

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.



1 1 1

Rooms:
Property Type: Apartment
Land Size: 48 sqm approx
Agent Comments

Indicative Selling Price

\$390,000 - \$410,000

Median Unit Price

December quarter 2017: \$720,000

Comparable Properties



402/36 Bonview Rd MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$475,000
Method: Private Sale
Date: 11/10/2017
Rooms: 3
Property Type: Apartment



13D/9 Warner St MALVERN 3144 (REI)

Agent Comments

1 1 1

Price: \$435,000
Method: Private Sale
Date: 21/12/2017
Rooms: -
Property Type: Apartment



225/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments

1 1 1

Price: \$407,500
Method: Private Sale
Date: 27/09/2017
Rooms: 2
Property Type: Apartment