

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

201/36 Bonview Road, Malvern Vic 3144

Indicative selling price

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

Single price \$619,000

Median sale price

Median price \$745,000

Property Type Unit

Suburb Malvern

Period - From 01/10/2022

to 30/09/2023

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	404/881 High St ARMADALE 3143	\$620,000	27/10/2023
2	6/23 Aintree Rd GLEN IRIS 3146	\$630,000	14/10/2023
3	204/12A Spring Rd MALVERN 3144	\$650,000	27/10/2023

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:

13/11/2023 17:46



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



404/881 High St ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 27/10/2023

Property Type: Apartment



6/23 Aintree Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 14/10/2023

Property Type: Unit



204/12A Spring Rd MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 27/10/2023

Property Type: Apartment