

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

747 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Single price

\$3,160,000

Median sale price

Median price

\$5,580,000

Property Type

House

Suburb

Toorak

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	14 Stonnington PI TOORAK 3142	\$3,150,000	29/09/2023
2	445 Glenferrie Rd MALVERN 3144	\$2,925,000	29/06/2023
3	33 May Rd TOORAK 3142	\$2,875,000	02/11/2023

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:

29/11/2023 16:10

747 Malvern Road, Toorak Vic 3142



Mark Williams
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Indicative Selling Price

\$3,160,000

Median House Price

Year ending September 2023: \$5,580,000



4 1 2

Rooms: 7

Property Type: House

Land Size: 490 sqm approx

Agent Comments

Comparable Properties



14 Stonnington PI TOORAK 3142 (REI)

Agent Comments

3 2 2

Price: \$3,150,000

Method: Private Sale

Date: 29/09/2023

Property Type: House



445 Glenferrie Rd MALVERN 3144 (REI)

Agent Comments

6 2 4

Price: \$2,925,000

Method: Private Sale

Date: 29/06/2023

Property Type: House

Land Size: 556 sqm approx



33 May Rd TOORAK 3142 (REI)

Agent Comments

3 2 1

Price: \$2,875,000

Method: Auction Sale

Date: 02/11/2023

Property Type: House (Res)

Land Size: 295 sqm approx

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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