

James Annett 9509 0411 0422 930 845 jannett@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
Address Including suburb and postcode	4/765 Malvern Road, Toorak Vic 3142
Indicative selling price	ce control of the con

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

or the meaning of the price see consumerive gov.aa, anderqueting					
Range between	\$450,000	&	\$485,000		

Median sale price

Median price	\$942,500	Hou	se	Unit	Х	Suburb	Toorak
Period - From	01/04/2018	to	30/06/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	2/13 Arkle St PRAHRAN 3181	\$471,000	27/05/2018
2	2/77 Wattletree Rd ARMADALE 3143	\$450,000	28/04/2018
3	7/317 Dandenong Rd PRAHRAN 3181	\$447,000	02/05/2018

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.

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> Indicative Selling Price \$450,000 - \$485,000 Median Unit Price June quarter 2018: \$942,500



Property Type: Apartment

Agent Comments



Comparable Properties



2/13 Arkle St PRAHRAN 3181 (REI)

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Price: \$471,000

Method: Sold After Auction

Date: 27/05/2018

Rooms: -

Property Type: Apartment

Agent Comments



2/77 Wattletree Rd ARMADALE 3143 (REI)

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Price: \$450,000

Method: Sold Before Auction

Date: 28/04/2018

Rooms: 2

Property Type: Apartment

Agent Comments

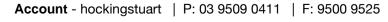


7/317 Dandenong Rd PRAHRAN 3181 (REI)

Price: \$447,000 Method: Auction Sale Date: 02/05/2018 Rooms: -

Property Type: Apartment

Agent Comments







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