

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

4/765 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$450,000

&

\$485,000

Median sale price

Median price \$942,500

House

Unit

X

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.

	Address 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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



2/13 Arkle St PRAHRAN 3181 (REI)

Agent Comments



Price: \$471,000

Method: Sold After Auction

Date: 27/05/2018

Rooms: -

Property Type: Apartment



2/77 Wattletree Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$450,000

Method: Sold Before Auction

Date: 28/04/2018

Rooms: 2

Property Type: Apartment



7/317 Dandenong Rd PRAHRAN 3181 (REI)

Agent Comments



Price: \$447,000

Method: Auction Sale

Date: 02/05/2018

Rooms: -

Property Type: Apartment