## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/1 Gordon Grove, Malvern Vic 3144

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$650,000								
Median sale p	rice								
Median price	\$967,500	Pro	operty Type Unit	t		Suburb	Malvern		
Period - From	01/01/2022	to	31/03/2022	Sou	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/767 Malvern Rd TOORAK 3142	\$650,000	08/05/2022
2	2/16 Payne St CAULFIELD NORTH 3161	\$650,000	14/01/2022
3	5/51-53 Wheatland Rd MALVERN 3144	\$650,000	19/02/2022

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:

07/06/2022 12:22









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$650,000 **Median Unit Price** March quarter 2022: \$967,500

# **Comparable Properties**



1/767 Malvern Rd TOORAK 3142 (REI) 2 2



Price: \$650,000 Method: Sold After Auction Date: 08/05/2022 Property Type: Apartment

Agent Comments

Agent Comments



2/16 Payne St CAULFIELD NORTH 3161 (REI/VG) - 2

Price: \$650,000 Method: Private Sale Date: 14/01/2022 Property Type: Apartment



5/51-53 Wheatland Rd MALVERN 3144 (REI)



Agent Comments

Price: \$650.000 Method: Auction Sale Date: 19/02/2022 Property Type: Unit

#### Account - Wilson | P: 03 9525 4166 | F: 03 9534 0765



propertydata

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