

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

5/1 Gordon Grove, Malvern Vic 3144

Indicative selling price

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

Single price

\$650,000

Median sale price

Median price

\$967,500

Property Type

Unit

Suburb

Malvern

Period - From

01/01/2022

to

31/03/2022

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	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



 2
  1
  1

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)

Agent Comments

 2
  1
  2

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



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

Agent Comments

 2
  1
  1

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



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

Agent Comments

 2
  1
  1

Price: \$650,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit