

# 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

1/100 Claremont Avenue, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$270,000 & \$295,000

### Median sale price

Median price \$747,500 Property Type Unit Suburb Malvern

Period - From 01/04/2023 to 31/03/2024 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	1/6 Edgar St GLEN IRIS 3146	\$282,500	06/02/2024
2	3/359 Balaclava Rd CAULFIELD NORTH 3161	\$288,000	23/01/2024
3	13/61 Kooyong Rd ARMADALE 3143	\$295,000	29/12/2023

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:

23/04/2024 13:05



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  1

**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$270,000 - \$295,000

**Median Unit Price**

Year ending March 2024: \$747,500

## Comparable Properties



**1/6 Edgar St GLEN IRIS 3146 (REI)**

**Agent Comments**

 1
  1
  1

**Price:** \$282,500

**Method:** Private Sale

**Date:** 06/02/2024

**Property Type:** Apartment

**3/359 Balaclava Rd CAULFIELD NORTH 3161 (VG)**

**Agent Comments**

 2
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**Price:** \$288,000

**Method:** Sale

**Date:** 23/01/2024

**Property Type:** Strata Unit/Flat



**13/61 Kooyong Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

 2
  1
  1

**Price:** \$295,000

**Method:** Private Sale

**Date:** 29/12/2023

**Property Type:** Apartment

**Land Size:** 3193 sqm approx

**Account - Thomson** | P: 03 95098244 | F: 95009693