

## 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

13/765 MALVERN ROAD TOORAK VIC 3142

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,102,500

Property type

Unit

Suburb

Toorak

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

### 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 6 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

17/36 GRANGE ROAD TOORAK VIC 3142	\$530,000	10-Aug-23
11/29 MAY ROAD TOORAK VIC 3142	\$586,056	16-Jun-23
5/14 SPRINGFIELD AVENUE TOORAK VIC 3142	\$552,500	25-Mar-23

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 6 months.

This Statement of Information was prepared on: 31 August 2023



**17/36 GRANGE ROAD TOORAK VIC 3142** Sold Price <sup>RS</sup> **\$530,000** <sup>UN</sup> Sold Date **10-Aug-23**

1 1 1

Distance **1.43km**



**11/29 MAY ROAD TOORAK VIC 3142** Sold Price **\$586,056** Sold Date **16-Jun-23**

1 1 1

Distance **1.09km**



**5/14 SPRINGFIELD AVENUE TOORAK VIC 3142** Sold Price **\$552,500** Sold Date **25-Mar-23**

1 1 1

Distance **0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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