

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

6/641 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$965,000 Property Type Unit Suburb Toorak

Period - From 01/10/2022 to 31/12/2022 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	27/670 Malvern Rd PRAHRAN 3181	\$725,000	10/09/2022
2	1/26 Grandview Gr PRAHRAN 3181	\$677,000	26/08/2022
3	22/670 Malvern Rd PRAHRAN 3181	\$658,000	09/10/2022

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:

03/02/2023 16:51



Property Type:
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median Unit Price
December quarter 2022: \$965,000

Comparable Properties

27/670 Malvern Rd PRAHRAN 3181 (VG)

Agent Comments



Price: \$725,000
Method: Sale
Date: 10/09/2022
Property Type: Strata Unit/Flat



1/26 Grandview Gr PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$677,000
Method: Sold Before Auction
Date: 26/08/2022
Property Type: Unit



22/670 Malvern Rd PRAHRAN 3181 (REI/VG)

Agent Comments



Price: \$658,000
Method: Private Sale
Date: 09/10/2022
Property Type: Apartment