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

1/676 Toorak Road, Malvern Vic 3144

Indicative selling price

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

Range between | $1,300,000 | & | $1,400,000

Median sale price

Median price | $824,000 | Property Type | Unit | Suburb | Malvern

Period - From | 01/10/2019 | to | 31/12/2019 | 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	202/17 Somers Av MALVERN 3144	$1,332,000	16/11/2019
2	1/520 Toorak Rd TOORAK 3142	$1,150,000	02/01/2020
3			

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: | 31/01/2020 14:51

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3   **2**   **1**

Property Type: Strata Unit/Flat
Land Size: Approx 114 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median Unit Price
December quarter 2019: $824,000

Comparable Properties

202/17 Somers Av MALVERN 3144 (REI)

2   **2**   **2**

Price: $1,332,000
Method: Auction Sale
Date: 16/11/2019
Property Type: Apartment

Agent Comments

1/520 Toorak Rd TOORAK 3142 (REI)

3   **1**   **1**

Price: $1,150,000
Method: Private Sale
Date: 02/01/2020
Property Type: Apartment

Agent Comments

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.

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

REIV   propertydata.com.au