

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

204/12 Spring Road, Malvern Vic 3144

Indicative selling price

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

Range between \$620,000

&

\$650,000

Median sale price

Median price \$769,500

Property Type Unit

Suburb Malvern

Period - From 01/07/2022

to 30/06/2023

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	202/12b Spring Rd MALVERN 3144	\$650,000	28/07/2023
2	18/25 Kooyong Rd ARMADALE 3143	\$640,000	24/06/2023
3	6/35 Scott Gr GLEN IRIS 3146	\$632,500	23/09/2023

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:

10/10/2023 10:59

204/12 Spring Road, Malvern Vic 3144



Lauchlan Waterfield
03 9509 0411
0422 290 489

lauchlan.waterfield@belleproperty.com

Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

Year ending June 2023: \$769,500



Property Type:

Agent Comments

Comparable Properties



202/12b Spring Rd MALVERN 3144 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 28/07/2023

Property Type: Apartment



18/25 Kooyong Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$640,000

Method: Auction Sale

Date: 24/06/2023

Property Type: Unit



6/35 Scott Gr GLEN IRIS 3146 (REI)

Agent Comments



Price: \$632,500

Method: Auction Sale

Date: 23/09/2023

Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525



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