Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$995,000	&	\$1,010,000
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Median sale price

Median price	\$745,000	Pro	perty Type	Jnit		Suburb	Malvern
Period - From	01/10/2020	to	30/09/2021	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	101/361 Glenferrie Rd MALVERN 3144	\$995,000	29/09/2021
2	102/361 Glenferrie Rd MALVERN 3144	\$1,000,000	05/07/2021
3	132/14 Elizabeth St MALVERN 3144	\$1,025,000	26/06/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/12/2021 12:59







Indicative Selling Price \$995,000 - \$1,010,000 Median Unit Price Year ending September 2021: \$745,000





Property Type: Apartment Agent Comments

Comparable Properties



101/361 Glenferrie Rd MALVERN 3144 (REI/VG) Agent Comments

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Price: \$995,000 Method: Private Sale Date: 29/09/2021

Property Type: Apartment



102/361 Glenferrie Rd MALVERN 3144 (REI/VG) Agent Comments

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Price: \$1,000,000

Method: Sold Before Auction

Date: 05/07/2021

Property Type: Apartment



132/14 Elizabeth St MALVERN 3144 (VG)

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Price: \$1,025,000 Method: Sale Date: 26/06/2021

Property Type: Strata Unit/Flat

Agent Comments





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

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