

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

402/36 Bonview Road, Malvern Vic 3144

Indicative selling price

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

Range between \$490,000 & \$510,000

Median sale price

Median price \$765,000 Property Type Unit Suburb Malvern

Period - From 01/01/2021 to 31/12/2021 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	4/765 Malvern Rd TOORAK 3142	\$525,000	10/12/2021
2	306/770a Toorak Rd GLEN IRIS 3146	\$505,000	12/12/2021
3	14/11-13 Llaneast St ARMADALE 3143	\$487,000	27/10/2021

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:

24/02/2022 09:53

Charmayne Dulley

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Indicative Selling Price

\$490,000 - \$510,000

Median Unit Price

Year ending December 2021: \$765,000



 1  1  1

Property Type: Apartment

Agent Comments

Comparable Properties



4/765 Malvern Rd TOORAK 3142 (REI/VG)

Agent Comments

 1  1  1

Price: \$525,000

Method: Sold Before Auction

Date: 10/12/2021

Property Type: Apartment



306/770a Toorak Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

 1  1  1

Price: \$505,000

Method: Private Sale

Date: 12/12/2021

Property Type: Apartment



14/11-13 Llaneast St ARMADALE 3143 (REI)

Agent Comments

 1  1  1

Price: \$487,000

Method: Sold Before Auction

Date: 27/10/2021

Property Type: Apartment

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