

# 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

15/1231 Malvern Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$880,000

### Median sale price

Median price

\$819,000

Property Type

Unit

Suburb

Malvern

Period - From

01/10/2021

to

30/09/2022

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 | 6/25 Kooyong Rd ARMADALE 3143  | \$945,000 | 15/08/2022   |
| 2 | 2/239 Burke Rd GLEN IRIS 3146  | \$945,000 | 18/06/2022   |
| 3 | 2/22 Aintree Rd GLEN IRIS 3146 | \$910,000 | 24/05/2022   |

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:

07/11/2022 12:51



2   1   1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$880,000

**Median Unit Price**

Year ending September 2022: \$819,000

## Comparable Properties



**6/25 Kooyong Rd ARMADALE 3143 (REI/VG)**

**Agent Comments**

2   2   2

**Price:** \$945,000

**Method:** Private Sale

**Date:** 15/08/2022

**Property Type:** Apartment



**2/239 Burke Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2   2   1

**Price:** \$945,000

**Method:** Auction Sale

**Date:** 18/06/2022

**Property Type:** Unit



**2/22 Aintree Rd GLEN IRIS 3146 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$910,000

**Method:** Sold Before Auction

**Date:** 24/05/2022

**Property Type:** Unit