

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 31 BONVIEW ROAD, MALVERN, VIC 3144

Indicative selling price

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

Range between \$4,850,000 & \$5,300,000

Median sale price

Median price \$2,867,500 Property type House Suburb MALVERN

Period - From 01 July 2020 to 30 June 2021 Source Price Finder

Comparable property sales

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
6 BELLAIRE CRT, TOORAK, VIC 3142	\$5,700,000	11/05/2021
169 FINCH ST, GLEN IRIS, VIC 3146	\$5,200,000	01/04/2021
36 MERCER RD, ARMADALE, VIC 3143	\$5,300,000	15/05/2021

This Statement of Information was prepared on: 23/09/2021