

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

1.02/6 Chilcote Avenue, Malvern Vic 3144

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$757,500

Property Type Unit

Suburb Malvern

Period - From 01/04/2022

to 31/03/2023

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	G.01/6 Chilcote Av MALVERN 3144	\$2,850,000	11/02/2023
2	3/3a Maple Gr TOORAK 3142	\$3,271,147	07/03/2023
3	10/209a Kooyong Rd TOORAK 3142	\$3,400,000	10/02/2023

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:

20/04/2023 13:40



3
 2.5
 2

Property Type: Apartment (Strata)

Agent Comments

Indicative Selling Price

\$3,000,000 - \$3,300,000

Median Unit Price

Year ending March 2023: \$757,500

Comparable Properties



G.01/6 Chilcote Av MALVERN 3144 (REI)

Agent Comments

3
 2
 2

Price: \$2,850,000

Method: Private Sale

Date: 11/02/2023

Property Type: Apartment



3/3a Maple Gr TOORAK 3142 (REI/VG)

Agent Comments

3
 2
 3

Price: \$3,271,147

Method: Private Sale

Date: 07/03/2023

Property Type: Apartment



10/209a Kooyong Rd TOORAK 3142 (REI/VG)

Agent Comments

3
 2
 2

Price: \$3,400,000

Method: Private Sale

Date: 10/02/2023

Property Type: Unit

Account - Thomson | P: 03 95098244 | F: 95009693