

# 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

208/1 Norfolk Place, Malvern Vic 3144

### Indicative selling price

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

Range between \$740,000 & \$790,000

### Median sale price

Median price \$667,500 Property Type Unit Suburb Malvern

Period - From 01/07/2018 to 30/06/2019 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	26/158-160 Wattletree Rd MALVERN 3144	\$782,500	24/08/2019
2	104/14 Elizabeth St MALVERN 3144	\$740,000	25/07/2019
3	5/7 Warner St MALVERN 3144	\$720,000	22/06/2019

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:

16/09/2019 09:12



2   
 2   
 2

**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** Internal 73 (Approx)

sqm sqm approx

Agent Comments

Situated within the former grounds of the Stonnington Mansion gardens, this contemporary residence offers secure luxury and low maintenance convenience. The interior includes two double bedrooms with built in robes (master with a twin basin stone ensuite and freestanding bath) a chic bathroom, Miele equipped kitchen overlooking a vast living area with a designated study nook. Only a short stroll to Glenferrie Road and High Street restaurants.

## Comparable Properties



**26/158-160 Wattletree Rd MALVERN 3144 (REI)** Agent Comments

2   
 1   
 2

**Price:** \$782,500**Method:** Auction Sale**Date:** 24/08/2019**Rooms:** 3**Property Type:** Apartment

**104/14 Elizabeth St MALVERN 3144 (REI)**

Agent Comments

2   
 2   
 1

**Price:** \$740,000**Method:** Private Sale**Date:** 25/07/2019**Property Type:** Apartment

**5/7 Warner St MALVERN 3144 (REI/VG)**

Agent Comments

2   
 1   
 1

**Price:** \$720,000**Method:** Auction Sale**Date:** 22/06/2019**Property Type:** Apartment