

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

203/1387 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Single price \$400,000

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	302/36 Bonview Rd MALVERN 3144	\$390,000	18/10/2021
2	223/14 Elizabeth St MALVERN 3144	\$395,000	28/09/2021
3	409/14 Elizabeth St MALVERN 3144	\$420,000	07/10/2021

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:

22/02/2022 15:12



1
 1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$400,000

Median Unit Price

Year ending December 2021: \$765,000

Comparable Properties



302/36 Bonview Rd MALVERN 3144 (REI/VG)

Agent Comments

1
 1
 1

Price: \$390,000

Method: Private Sale

Date: 18/10/2021

Property Type: Apartment



223/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments

1
 1
 1

Price: \$395,000

Method: Private Sale

Date: 28/09/2021

Property Type: Apartment



409/14 Elizabeth St MALVERN 3144 (REI/VG)

Agent Comments

1
 1
 1

Price: \$420,000

Method: Private Sale

Date: 07/10/2021

Property Type: Apartment

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