

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 4/3 Ascot Street, Malvern VIC 3144

Indicative selling price

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

Range between \$820,000 & \$890,000

Median sale price

Median price \$590,000 Property type Unit Suburb Malvern

Period - From 01/10/2022 to 31/12/2022 Source REIV

Comparable property sales

Address of comparable property	Price	Date of sale
8/840 Toorak Road, Hawthorn East	\$829,000	10/12/2022

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: 27 February 2023