Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	16/693 Malvern Road, Toorak Vic 3142
Including suburb and	
postcode	

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$1,255,000	Pr	operty Type Ur	it		Suburb	Toorak
Period - From 01/07/2020	to	30/06/2021	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	18/12a ABeckett St PRAHRAN 3181	\$640,000	28/07/2021
2	5/50 Sutherland Rd ARMADALE 3143	\$640,000	22/07/2021
3	3/411 Toorak Rd TOORAK 3142	\$660,000	06/10/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/10/2021 15:14







Indicative Selling Price \$650,000 **Median Unit Price**

Year ending June 2021: \$1,255,000





Agent Comments

Comparable Properties



18/12a ABeckett St PRAHRAN 3181 (REI)





Price: \$640,000

Method: Sold Before Auction

Date: 28/07/2021 Property Type: Unit **Agent Comments**



5/50 Sutherland Rd ARMADALE 3143 (REI/VG) Agent Comments

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Price: \$640,000

Method: Sold Before Auction

Date: 22/07/2021

Property Type: Apartment



3/411 Toorak Rd TOORAK 3142 (REI)





Price: \$660.000

Method: Sold Before Auction

Date: 06/10/2021

Property Type: Apartment

Agent Comments

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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