

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

204/36 Bonview Road, Malvern Vic 3144

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$2,820,000 Property Type House Suburb Malvern

Period - From 01/04/2023 to 31/03/2024 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	406/770a Toorak Rd GLEN IRIS 3146	\$445,000	30/11/2023
2	502/770d Toorak Rd GLEN IRIS 3146	\$422,000	13/02/2024
3	205/220 Burke Rd GLEN IRIS 3146	\$422,000	15/12/2023

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:

18/04/2024 10:52



Property Type: Apartment

Agent Comments

Comparable Properties



406/770a Toorak Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$445,000

Method: Private Sale

Date: 30/11/2023

Property Type: Apartment



502/770d Toorak Rd GLEN IRIS 3146 (REI/VG) Agent Comments

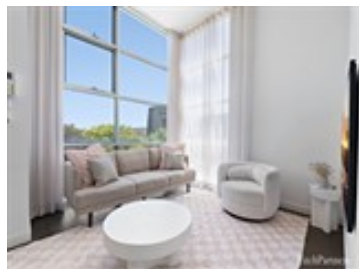


Price: \$422,000

Method: Private Sale

Date: 13/02/2024

Property Type: Apartment



205/220 Burke Rd GLEN IRIS 3146 (REI/VG) Agent Comments



Price: \$422,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment