

# 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 27a Bonview Road, Malvern Vic 3144

### Indicative selling price

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

Single price \$3,850,000

### Median sale price

Median price \$2,750,000

Property type House

Suburb Malvern

Period - From 01/04/2021

to

30/06/2021

Source REIV

### Comparable property sales

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
10 Wiseman Street, Hawthorn East	\$3,836,000	18/07/2021
15 Evans Court, Toorak	\$3,850,000	30/06/2021
22 Milton Parade, Malvern	\$3,990,000	13/05/2021

This Statement of Information was prepared on: 8 October 2021