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

1/39 Tooronga Road, Malvern East Vic 3145

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$400,000		&		\$440,000			
Median sale p	rice							
Median price	\$619,000	Pro	operty Type	Unit			Suburb	Malvern East
Period - From	01/10/2023	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	224/14 Elizabeth St MALVERN 3144	\$408,000	21/11/2024
2	6/21 Thanet St MALVERN 3144	\$430,000	09/11/2024
3	15/11 Kooyong Rd ARMADALE 3143	\$400,000	01/08/2024

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:

26/11/2024 09:52





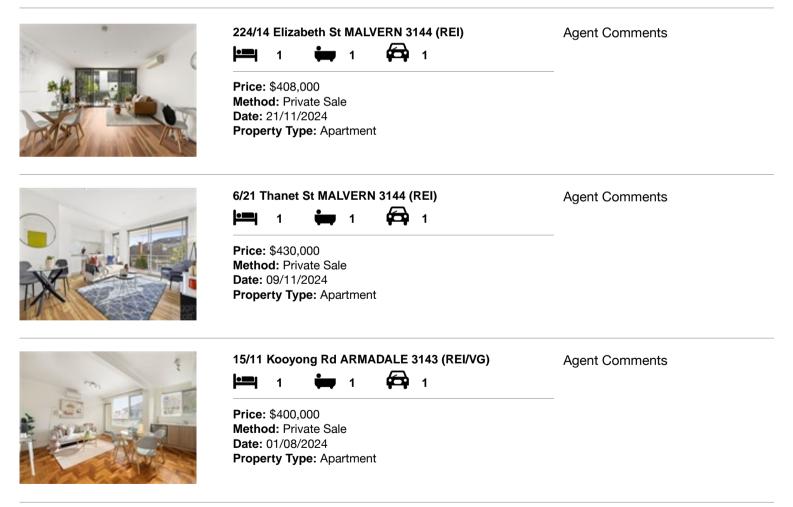




Property Type: Apartment Agent Comments Lauchlan Waterfield 03 9509 0411 0422 290 489 lauchlan.waterfield@belleproperty.com

Indicative Selling Price \$400,000 - \$440,000 Median Unit Price Year ending September 2024: \$619,000

Comparable Properties



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



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