

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

2/4 Tooronga Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$705,000 Property Type Unit Suburb Malvern East

Period - From 01/01/2020 to 31/12/2020 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	4/16-18 Dene Av MALVERN EAST 3145	\$705,000	27/10/2020
2	6/35 Maitland St GLEN IRIS 3146	\$700,000	14/09/2020
3	6/1 Gordon Gr MALVERN 3144	\$680,000	18/11/2020

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:

26/02/2021 12:23



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

Year ending December 2020: \$705,000

Comparable Properties



4/16-18 Dene Av MALVERN EAST 3145 (REI/VG)

Agent Comments

2 1 1

Price: \$705,000

Method: Auction Sale

Date: 27/10/2020

Property Type: Apartment



6/35 Maitland St GLEN IRIS 3146 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Private Sale

Date: 14/09/2020

Property Type: Apartment



6/1 Gordon Gr MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$680,000

Method: Private Sale

Date: 18/11/2020

Property Type: Apartment