# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5 Norfolk Place, Malvern Vic 3144

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$2,750,000								
Median sale p	rice								
Median price	\$3,845,000	Pro	operty Type Hou	ise	Suburb	Malvern			
Period - From	01/01/2022	to	31/03/2022	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.

Add	dress of comparable property	Price	Date of sale
1	14 Plant St MALVERN 3144	\$2,925,000	09/04/2022
2	18 Hornsby St MALVERN 3144	\$2,820,000	29/03/2022
3	3/553 Toorak Rd TOORAK 3142	\$2,650,000	17/03/2022

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:

14/05/2022 08:52





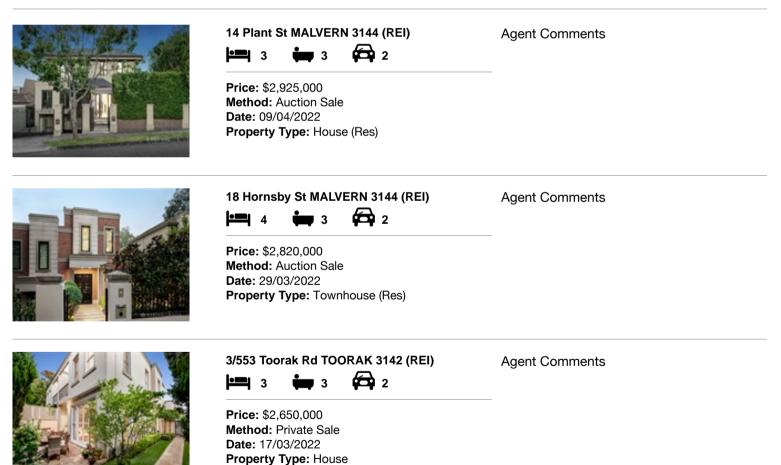




Property Type: House Agent Comments Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$2,750,000 Median House Price March quarter 2022: \$3,845,000

# **Comparable Properties**



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





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