

# 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

5 Norfolk Place, 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

\$2,750,000

### Median sale price

Median price

\$3,845,000

Property Type

House

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.

	Address 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

5 Norfolk Place, Malvern Vic 3144

Walter Summons

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**Indicative Selling Price**

\$2,750,000

**Median House Price**

March quarter 2022: \$3,845,000



 4  3  2

**Property Type:** House

Agent Comments

## Comparable Properties



**14 Plant St MALVERN 3144 (REI)**

Agent Comments

 3  3  2

**Price:** \$2,925,000

**Method:** Auction Sale

**Date:** 09/04/2022

**Property Type:** House (Res)



**18 Hornsby St MALVERN 3144 (REI)**

Agent Comments

 4  3  2

**Price:** \$2,820,000

**Method:** Auction Sale

**Date:** 29/03/2022

**Property Type:** Townhouse (Res)



**3/553 Toorak Rd TOORAK 3142 (REI)**

Agent Comments

 3  3  2

**Price:** \$2,650,000

**Method:** Private Sale

**Date:** 17/03/2022

**Property Type:** House

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