

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

210/36 Bonview Road, Malvern Vic 3144

Indicative selling price

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

Range between

\$580,000

&

\$625,000

Median sale price

Median price

\$677,000

Property Type

Unit

Suburb

Malvern

Period - From

12/12/2021

to

11/12/2022

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	1/23 Aintree Rd GLEN IRIS 3146	\$625,000	22/10/2022
2	804/770c Toorak Rd GLEN IRIS 3146	\$620,000	18/07/2022
3	6/1529 Malvern Rd GLEN IRIS 3146	\$580,000	15/11/2022

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:

12/12/2022 11:46



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$625,000

Median Unit Price

12/12/2021 - 11/12/2022: \$677,000

Comparable Properties



1/23 Aintree Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$625,000

Method: Auction Sale

Date: 22/10/2022

Property Type: Apartment



804/770c Toorak Rd GLEN IRIS 3146 (VG)

Agent Comments

2 - -

Price: \$620,000

Method: Sale

Date: 18/07/2022

Property Type: Strata Unit/Flat



6/1529 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 15/11/2022

Property Type: Apartment