

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 301/1203 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$782,500 Property Type Unit Suburb Malvern

Period - From 01/07/2024 to 30/09/2024 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	104/18 Spring Rd MALVERN 3144	\$2,200,000	11/10/2024
2	4/669 Toorak Rd TOORAK 3142	\$2,400,000	19/08/2024
3			

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: 21/11/2024 16:47

Lana Samuels

9645 9699

0435 165 633

lana@whitefoxrealestate.com.au

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median Unit Price

September quarter 2024: \$782,500



 3  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



104/18 Spring Rd MALVERN 3144 (REI)

Agent Comments

 3  2  2

Price: \$2,200,000

Method: Private Sale

Date: 11/10/2024

Property Type: Unit



4/669 Toorak Rd TOORAK 3142 (REI)

Agent Comments

 3  2  2

Price: \$2,400,000

Method: Private Sale

Date: 19/08/2024

Property Type: Apartment

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.

Account - Whitefox Real Estate | P: 96459699



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