# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Price

Address	301/1203 Malvern Road, Malvern Vic 3144
Including suburb and	
postcode	

### 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	Pro	perty Type Ur	it		Suburb	Malvern
Period - From	01/07/2024	to	30/09/2024	So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Adv	aress or comparable property	1 1100	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



Date of sale

### WHITEFOX

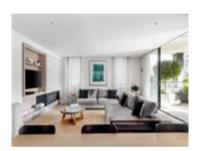
Lana Samuels 9645 9699 0435 165 633 lana@whitefoxrealestate.com.au

**Indicative Selling Price** \$2,200,000 - \$2,400,000 **Median Unit Price** September quarter 2024: \$782,500





# Comparable Properties



104/18 Spring Rd MALVERN 3144 (REI)

Price: \$2,200,000 Method: Private Sale

Date: 11/10/2024 Property Type: Unit **Agent Comments** 



4/669 Toorak Rd TOORAK 3142 (REI)

3

Agent Comments

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



