

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

3/1261 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$765,000

Property Type

Unit

Suburb

Malvern

Period - From

01/01/2021

to

31/12/2021

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	205/56 Wattletree Rd ARMADALE 3143	\$1,192,000	19/10/2021
2	5/1457 High St GLEN IRIS 3146	\$1,150,000	03/10/2021
3	5/1506 Malvern Rd GLEN IRIS 3146	\$1,145,000	07/12/2021

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:

23/02/2022 18:03



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000
Median Unit Price
Year ending December 2021: \$765,000

Comparable Properties



205/56 Wattletree Rd ARMADALE 3143 (REI/VG)

Agent Comments



Price: \$1,192,000
Method: Sold Before Auction
Date: 19/10/2021
Property Type: Unit



5/1457 High St GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 03/10/2021
Property Type: Apartment



5/1506 Malvern Rd GLEN IRIS 3146 (REI/VG)

Agent Comments



Price: \$1,145,000
Method: Sold Before Auction
Date: 07/12/2021
Property Type: Townhouse (Res)