

# 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

9/1 Gordon Grove, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$650,000

&

\$700,000

### Median sale price

Median price \$755,000

Property Type Unit

Suburb Malvern

Period - From 01/10/2021

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	3/5 Armadale St ARMADALE 3143	\$700,000	16/02/2022
2	1/6 Finlayson St MALVERN 3144	\$677,000	26/03/2022
3	7/19 Mercer Rd ARMADALE 3143	\$655,000	18/03/2022

**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:

01/04/2022 10:25



 2  1  1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$650,000 - \$700,000

**Median Unit Price**

December quarter 2021: \$755,000

## Comparable Properties



**3/5 Armadale St ARMADALE 3143 (REI)**

Agent Comments

 2  1  1

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 16/02/2022

**Property Type:** Apartment



**1/6 Finlayson St MALVERN 3144 (REI)**

Agent Comments

 2  1  1

**Price:** \$677,000

**Method:** Auction Sale

**Date:** 26/03/2022

**Property Type:** Unit



**7/19 Mercer Rd ARMADALE 3143 (REI)**

Agent Comments

 2  1  1

**Price:** \$655,000

**Method:** Sold Before Auction

**Date:** 18/03/2022

**Property Type:** Apartment

**Account - Wilson** | P: 03 9525 4166 | F: 03 9534 0765