

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/39 TOORONGA ROAD, MALVERN EAST, 1 1 1

Indicative Selling Price

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

Price Range: **\$365,000 to \$395,000**

MEDIAN SALE PRICE



MALVERN EAST, VIC, 3145

Suburb Median Sale Price (Unit)

\$595,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8/27 EWART ST, MALVERN, VIC 3144

1 1 1

Sale Price

****\$378,500**

Sale Date: 26/04/2018

Distance from Property: 204m



11/44 EDGAR ST, GLEN IRIS, VIC 3146

1 1 1

Sale Price

\$385,000

Sale Date: 17/04/2018

Distance from Property: 1.9km



14/401 ALMA RD, CAULFIELD NORTH, VIC

1 1 1

Sale Price

\$363,000

Sale Date: 29/01/2018

Distance from Property: 1.3km



This report has been compiled on 05/06/2018 by Coad Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/39 TOORONGA ROAD, MALVERN EAST, VIC 3145

Indicative selling price

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

Price Range:

\$365,000 to \$395,000

Median sale price

Median price

\$595,000

House

Unit

X

Suburb

MALVERN EAST

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

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
8/27 EWART ST, MALVERN, VIC 3144	**\$378,500	26/04/2018
11/44 EDGAR ST, GLEN IRIS, VIC 3146	\$385,000	17/04/2018
14/401 ALMA RD, CAULFIELD NORTH, VIC 3161	\$363,000	29/01/2018