

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

1/12A Spring Road, Malvern VIC 3144

## Indicative selling price

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

Range between \$770,000 & \$840,000

## Median sale price

Median price \$769,500 Property type Unit Suburb Malvern

Period - From 01/07/2022 to 30/06/2023 Source REIV

## 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
103/1457 High St, GLEN IRIS 3146	\$770,000	12/07/2023
109/881 High St, ARMADALE 3143	\$780,000	03/07/2023
13/1059 Malvern Rd, TOORAK 3142	\$828,800	12/07/2023

This Statement of Information was prepared on: 10/10/2023