

# 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 11/355 Glenferrie Road MALVERN 3144

## Indicative selling price

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

Single price \$ or range between \$600,000 & \$660,000

## Median sale price

Median price \$715,000 Property type UNIT Suburb MALVERN  
Period - From 01/04/2020 to 31/03/2021 Source REIV

## Comparable property sales

**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 |
|--|-----------|--------------|
| 17/844 Malvern Road ARMADALE 3143      | \$626,500 | 24/03/2021   |
| 17/9 Kooyong Road CAULFIELD NORTH 3161 | \$612,500 | 27/02/2021   |
| 2/41 Kooyong Road ARMADALE 3143        | \$606,250 | 06/05/2021   |

This Statement of Information was prepared on: 12/05/2021