

Steve Burke 9818 1888 0448 331 653 sburke@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address	704-706 Toorak Road, Malvern Vic 3144
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$3,700,000

#### Median sale price

Median price	\$2,672,000	Hou	ise X	Unit		Suburb	Malvern
Period - From	01/07/2018	to	30/09/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	555 Burke Rd CAMBERWELL 3124	\$4,100,000	02/08/2018
2	3a Fordholm Rd HAWTHORN 3122	\$3,835,000	26/05/2018
3	504 Glenferrie Rd HAWTHORN 3122	\$3,575,000	06/06/2018

#### 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.

**Account** - hockingstuart | P: 03 98181888 | F: 03 98181800





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> **Indicative Selling Price** \$3,700,000

**Median House Price** September guarter 2018: \$2,672,000

Steve Burke





Rooms: 8

Property Type: House (Res) Land Size: 1449 sqm approx

**Agent Comments** 

### Comparable Properties

555 Burke Rd CAMBERWELL 3124 (VG)





Price: \$4,100,000 Method: Sale Date: 02/08/2018

Rooms: -

Property Type: House (Res) Land Size: 827 sqm approx

3a Fordholm Rd HAWTHORN 3122 (REI/VG)

**—** 3





Price: \$3,835,000 Method: Auction Sale Date: 26/05/2018

Rooms: 5

Property Type: House (Res) Land Size: 702 sqm approx

504 Glenferrie Rd HAWTHORN 3122 (VG)



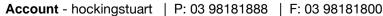




Price: \$3,575,000 Method: Sale Date: 06/06/2018 Rooms: -

Property Type: House (Res) Land Size: 1024 sqm approx











**Agent Comments** 

**Agent Comments** 

**Agent Comments**