

# 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 106/60 Belgrave Road, Malvern East 3145

## Indicative selling price

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

Single price \$609,500

## Median sale price

Median price \$590,000 Property type Apartment Suburb Malvern East

Period - From 01/01/2023 to 31/03/2023 Source R.E.I.V

## 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 |
|-------------------------------------|-----------|--------------|
| 109/285 Neerim Road, Carnegie 3163  | \$615,000 | 22/02/2023   |
| 211/28 Jersey Parade, Carnegie 3163 | \$600,000 | 18/02/2023   |
| 104/330 Neerim Road, Carnegie 3163  | \$620,000 | 28/03/2023   |

This Statement of Information was prepared on: 16/06/2023