

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

12/5-7 ascot St, Malvern Vic 3144

### Indicative selling price

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

Range between \$300,000

&

\$330,000

### Median sale price

Median price \$711,500

Property Type Unit

Suburb Malvern

Period - From 01/04/2022

to 30/06/2022

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.

	Address of comparable property	Price	Date of sale
1	6/48 Cawkwell St MALVERN 3144	\$330,000	19/08/2022
2	9/65 Station St MALVERN 3144	\$320,000	06/06/2022
3	5/42 Edgar St GLEN IRIS 3146	\$302,500	11/07/2022

**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.~~

This Statement of Information was prepared on:

26/09/2022 13:08



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

June quarter 2022: \$711,500

## Comparable Properties



**6/48 Cawkwell St MALVERN 3144 (REI)**

Agent Comments

1   
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**Price:** \$330,000

**Method:** Private Sale

**Date:** 19/08/2022

**Property Type:** Apartment



**9/65 Station St MALVERN 3144 (REI/VG)**

Agent Comments

1   
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 1

**Price:** \$320,000

**Method:** Private Sale

**Date:** 06/06/2022

**Property Type:** Unit



**5/42 Edgar St GLEN IRIS 3146 (REI/VG)**

Agent Comments

1   
 1   
 1

**Price:** \$302,500

**Method:** Private Sale

**Date:** 11/07/2022

**Property Type:** Apartment

**Account - The Agency Port Phillip** | P: 03 8578 0388