

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

3/298 Glenferrie Road, Malvern Vic 3144

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$745,000 Property Type Unit Suburb Malvern

Period - From 01/07/2020 to 30/06/2021 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	4/11 Mayfield Av MALVERN 3144	\$1,780,000	17/04/2021
2	1/520 Toorak Rd TOORAK 3142	\$1,540,000	15/04/2021
3			

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:

28/07/2021 10:24



2 2 1

Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,485,000
Median Unit Price
Year ending June 2021: \$745,000

Comparable Properties



4/11 Mayfield Av MALVERN 3144 (REI)

Agent Comments

2 2 2

Price: \$1,780,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment



1/520 Toorak Rd TOORAK 3142 (REI/VG)

Agent Comments

3 2 1

Price: \$1,540,000
Method: Sold Before Auction
Date: 15/04/2021
Property Type: Apartment

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.