

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	14-18 Spring Road, Malvern
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath	\$*	Or range between	\$1,075,500		\$1,183,050
3 Bed, 2 Bath	\$*	Or range between	\$1,735,000		\$1,905,000
3 Bed, 2 Bath	\$*	Or range between	\$2,050,000		\$2,250,000
3 Bed, 3 Bath	\$*	Or range between	\$2,500,000		\$2,650,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$720,000	Suburb	Malvern
Period - From	4/12/17	To	3/12/18
Source	Property Data		

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	G01/1188 Malvern Road, Malvern	\$1,595,000	10/02/2018
	101/1188 Malvern Road, Malvern	\$1,540,000	23/04/2018
	4/459 Glenferrie Road, Kooyong	\$1,329,750	21/12/2017

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	104/1188 Malvern Road, Malvern	\$1,820,000	10/02/2018
	201/13 Somers Avenue, Malvern	\$1,805,000	20/03/2018
	9/67 Elizabeth Street, Malvern	\$1,800,000	18/12/2018

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	4/347 Glenferrie Road, Malvern	\$2,055,000	28/03/2018
	7/347 Glenferrie Road, Malvern	\$2,055,000	17/03/2018
	201/9 Somers Avenue, Malvern	\$2,050,000	11/11/2017

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath	9/1 Irving Road, Toorak	\$2,900,000	13/03/2018
	201/333 Wattletree Road, Malvern East	\$2,765,000	25/11/2017
	3 Periwinkle Place, Armadale	\$3,050,000	08/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on: