Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |690a Toorak Road, Malvern Vic 3144

Indicative selling price .

or the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	\$2,045,000							

Median sale price

- ..

Median price	\$3,453,000	Pro	operty Type Hou	ise	5	Suburb	Malvern
Period - From	01/07/2023	to	30/09/2023	Soι	urce	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 sixmonths 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	8/24 Mercer Rd ARMADALE 3143	\$2,103,000	17/09/2023
2	3/4 Selwyn Ct TOORAK 3142	\$2,090,000	21/10/2023
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:

22/12/2023 11:24







Property Type: House Agent Comments

Indicative Selling Price \$2,045,000 Median House Price September quarter 2023: \$3,453,000

Comparable Properties



8/24 Mercer Rd ARMADALE 3143 (REI) **à** 1



Price: \$2,103,000 Method: Sold Before Auction Date: 17/09/2023 Property Type: Townhouse (Res) Agent Comments



3/4 Selwyn Ct TOORAK 3142 (REI)



Price: \$2,090,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Agent Comments

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 - Marshall White | P: 03 9822 9999





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