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	3/767 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $1,034,000 Property Type Unit Suburb Toorak

Period - From 15/06/2022 to 14/06/2023 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	6/641 Malvern Rd TOORAK 3142	$660,000	18/02/2023
2	8/536 Toorak Rd TOORAK 3142	$630,000	15/03/2023
3	13/693 Malvern Rd TOORAK 3142	$630,000	03/01/2023

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: 15/06/2023 14:43

3/767 Malvern Road, Toorak Vic 3142



2 1 2

Rooms: 5
Property Type: Apartment

Agent Comments

Lock up garage with the ability to park one car in front of the garage

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
15/06/2022 - 14/06/2023: $1,034,000

Comparable Properties



6/641 Malvern Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $660,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Apartment

Agent Comments



8/536 Toorak Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 15/03/2023
Property Type: Apartment

Agent Comments



13/693 Malvern Rd TOORAK 3142 (VG)

2 - -

Price: $630,000
Method: Sale
Date: 03/01/2023
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property South Yarra | P: 03 9868 5444 | F: 03 9868 5455

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