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	112/36 Bonview Road, Malvern Vic 3144

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $967,500 Property Type Unit Suburb Malvern

Period - From 01/01/2022 to 31/03/2022 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	3/1456 Malvern Rd GLEN IRIS 3146	$585,000	17/02/2022
2	3/58 Cawkwell St MALVERN 3144	$540,000	30/04/2022
3	7/29 Hunter St MALVERN 3144	$509,000	04/12/2021

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: 26/05/2022 09:32

112/36 Bonview Road, Malvern Vic 3144

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2 1 1

Rooms: courtyard
Property Type: Strata Unit/Flat

Agent Comments

secure basement carpark, storage cage

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
March quarter 2022: $967,500

Comparable Properties



3/1456 Malvern Rd GLEN IRIS 3146 (REI)

2 1 1

Price: $585,000
Method: Auction Sale
Date: 17/02/2022
Property Type: Unit

Agent Comments



3/58 Cawkwell St MALVERN 3144 (REI)

2 1 1

Price: $540,000
Method: Auction Sale
Date: 30/04/2022
Property Type: Apartment

Agent Comments



7/29 Hunter St MALVERN 3144 (REI/VG)

2 1 1

Price: $509,000
Method: Auction Sale
Date: 04/12/2021
Property Type: Unit

Agent Comments

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