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	104/1203 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Range between $1,600,000 & $1,700,000

Median sale price

Median price $733,000 Property Type Unit Suburb Malvern

Period - From 01/07/2021 to 30/09/2021 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	G04/1203 Malvern Rd MALVERN 3144	$1,670,000	24/09/2021
2	G02/1203 Malvern Rd MALVERN 3144	$1,650,000	18/06/2021
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: 30/11/2021 13:33

104/1203 Malvern Road, Malvern Vic 3144

Rachael Fabbro
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3 2 3

Property Type: Apartment

Agent Comments

3 secure basement parks, storage cage

Indicative Selling Price
$1,600,000 - $1,700,000
Median Unit Price
September quarter 2021: $733,000

Comparable Properties



G04/1203 Malvern Rd MALVERN 3144 (REI)

3 2 2

Agent Comments

Price: $1,670,000
Method: Private Sale
Date: 24/09/2021
Property Type: Apartment



G02/1203 Malvern Rd MALVERN 3144 (REI)

3 2 2

Agent Comments

Price: $1,650,000
Method: Expression of Interest
Date: 18/06/2021
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.

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