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	19/1059-1063 MALVERN ROAD TOORAK VIC 3142

Indicative selling price

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

Single Price	$629,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,090,000	Property type	Unit	Suburb	Toorak
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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 6 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
204/76 WATTLETREE ROAD ARMADALE VIC 3143	$645,000	01-Aug-24
105/1639 MALVERN ROAD GLEN IRIS VIC 3146	$600,000	08-Jun-24
201/36 BONVIEW ROAD MALVERN VIC 3144	$615,500	22-Apr-24

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 6 months.~~

This Statement of Information was prepared on: 03 September 2024

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204/76 WATTLETREE ROAD ARMADALE VIC 3143

2 1 1

Sold Price RS **$645,000** UN

Sold Date **01-Aug-24**

Distance **1.29km**



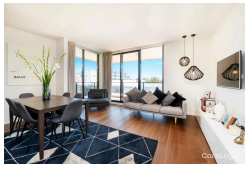
105/1639 MALVERN ROAD GLEN IRIS VIC 3146

2 1 1

Sold Price RS **$600,000** UN

Sold Date **08-Jun-24**

Distance **2.44km**



201/36 BONVIEW ROAD MALVERN VIC 3144

2 1 -

Sold Price RS **$615,500** UN

Sold Date **22-Apr-24**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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