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	2/15 Somers Avenue, Malvern Vic 3144

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $680,000 Property Type Unit Suburb Malvern

Period - From 01/07/2023 to 30/06/2024 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.

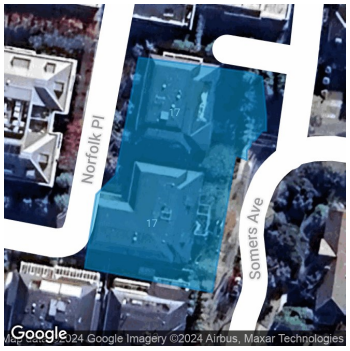
	Address of comparable property	Price	Date of sale
1	3B/516 Toorak Rd TOORAK 3142	$1,500,000	08/05/2024
2	1/1571 Malvern Rd GLEN IRIS 3146	$1,415,000	30/04/2024
3	107/65 Maitland St GLEN IRIS 3146	$1,475,000	09/04/2024

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: 14/08/2024 11:11

2/15 Somers Avenue, Malvern Vic 3144



3 2 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median Unit Price
Year ending June 2024: $680,000

Comparable Properties



3B/516 Toorak Rd TOORAK 3142 (REI/VG)

3 2 2

Price: $1,500,000
Method: Sold Before Auction
Date: 08/05/2024
Property Type: Unit

Agent Comments



1/1571 Malvern Rd GLEN IRIS 3146 (REI/VG)

3 2 3

Price: $1,415,000
Method: Private Sale
Date: 30/04/2024
Property Type: Apartment

Agent Comments



107/65 Maitland St GLEN IRIS 3146 (REI/VG)

3 2 2

Price: $1,475,000
Method: Private Sale
Date: 09/04/2024
Property Type: Apartment

Agent Comments

Account - Marshall White | P: 03 9822 9999

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