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	9/355 Glenferrie Road, Malvern Vic 3144

Indicative selling price

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

Single price $695,000

Median sale price

Median price $1,052,500 Property Type Unit Suburb Malvern

Period - From 01/07/2022 to 30/09/2022 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	17/630 Toorak Rd TOORAK 3142	$700,000	18/06/2022
2	2/630 Toorak Rd TOORAK 3142	$690,000	21/11/2022
3	8/19 Mercer Rd ARMADALE 3143	$670,000	26/05/2022

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: 23/11/2022 15:19

9/355 Glenferrie Road, Malvern Vic 3144



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$695,000
Median Unit Price
September quarter 2022: $1,052,500

Comparable Properties



17/630 Toorak Rd TOORAK 3142 (REI/VG)

2 1 1

Price: $700,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Apartment

Agent Comments



2/630 Toorak Rd TOORAK 3142 (REI)

2 1 1

Price: $690,000
Method: Private Sale
Date: 21/11/2022
Property Type: Unit

Agent Comments



8/19 Mercer Rd ARMADALE 3143 (REI/VG)

2 1 1

Price: $670,000
Method: Auction Sale
Date: 26/05/2022
Property Type: Unit

Agent Comments

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

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