

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 8/789 Malvern Road, Toorak Vic 3142

Indicative selling price

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

Range between \$340,000 & \$360,000

Median sale price

Median price \$942,500 House Unit X Suburb Toorak

Period - From 01/04/2018 to 30/06/2018 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	24/789 Malvern Rd TOORAK 3142	\$355,000	18/09/2017
2	8/30-32 Tivoli Rd SOUTH YARRA 3141	\$350,000	12/02/2018
3	1/273 Williams Rd SOUTH YARRA 3141	\$347,500	16/12/2017

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$340,000 - \$360,000
Median Unit Price
June quarter 2018: \$942,500

Comparable Properties



24/789 Malvern Rd TOORAK 3142 (REI)

Agent Comments

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Price: \$355,000
Method: Sold Before Auction
Date: 18/09/2017
Rooms: 3
Property Type: Apartment



8/30-32 Tivoli Rd SOUTH YARRA 3141 (REI)

Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 12/02/2018
Rooms: -
Property Type: Apartment



1/273 Williams Rd SOUTH YARRA 3141 (REI/VG)

Agent Comments

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Price: \$347,500
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: Apartment