

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale	Property	offered	for	sale
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Address Including suburb and postcode	8/789 Malvern Road, Toorak Vic 3142
postcode	

#### 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	Hou	ISC	Unit	х	Suburb	Toorak
Period - From	01/04/2018	to	30/06/2018		Source	REIV	

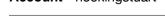
### Comparable property sales (\*Delete A or B below as applicable)

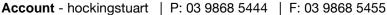
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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 guarter 2018: \$942,500

# Comparable Properties



24/789 Malvern Rd TOORAK 3142 (REI)

Price: \$355,000

Method: Sold Before Auction

Date: 18/09/2017 Rooms: 3

Property Type: Apartment

**Agent Comments** 



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





Price: \$350,000 Method: Private Sale Date: 12/02/2018

Rooms: -

Property Type: Apartment

**Agent Comments** 



1/273 Williams Rd SOUTH YARRA 3141

(REI/VG)

Price: \$347,500 Method: Auction Sale Date: 16/12/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - hockingstuart | P: 03 9868 5444 | F: 03 9868 5455





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