

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

**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	11/343 Glenferrie Rd MALVERN 3144	\$1,870,000	11/12/2018
2	1/125 Canterbury Rd TOORAK 3142	\$1,825,000	10/01/2019
3	3/14 Martin Ct TOORAK 3142	\$1,800,000	22/08/2018

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.



 3    2    2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$1,895,000  
**Median Unit Price**  
Year ending December 2018: \$888,000

## Comparable Properties



11/343 Glenferrie Rd MALVERN 3144 (REI/VG)   **Agent Comments**

 3    2    2

**Price:** \$1,870,000  
**Method:** Private Sale  
**Date:** 11/12/2018  
**Rooms:** -  
**Property Type:** Apartment



1/125 Canterbury Rd TOORAK 3142 (REI)   **Agent Comments**

 3    3    2

**Price:** \$1,825,000  
**Method:** Private Sale  
**Date:** 10/01/2019  
**Rooms:** -  
**Property Type:** Apartment



3/14 Martin Ct TOORAK 3142 (REI/VG)   **Agent Comments**

 3    2    2

**Price:** \$1,800,000  
**Method:** Private Sale  
**Date:** 22/08/2018  
**Rooms:** 6  
**Property Type:** Apartment  
**Land Size:** 627 sqm approx