

## 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

51 Tooronga Road, Malvern East Vic 3145
---

#### 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	38 Johnstone St MALVERN 3144	\$1,820,000	27/10/2018
2	29 John St MALVERN EAST 3145	\$1,791,100	23/11/2018
3	15 Tennyson St MALVERN EAST 3145	\$1,730,000	27/10/2018

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.