

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 704-706 Toorak Road, Malvern Vic 3144

Indicative selling price

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

Single price \$3,700,000

Median sale price

Median price \$2,672,000 House X Unit Suburb Malvern

Period - From 01/07/2018 to 30/09/2018 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	555 Burke Rd CAMBERWELL 3124	\$4,100,000	02/08/2018
2	3a Fordholm Rd HAWTHORN 3122	\$3,835,000	26/05/2018
3	504 Glenferrie Rd HAWTHORN 3122	\$3,575,000	06/06/2018

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.

Steve Burke

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Indicative Selling Price

\$3,700,000

Median House Price

September quarter 2018: \$2,672,000



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Rooms: 8**Property Type:** House (Res)**Land Size:** 1449 sqm approx

Agent Comments

Comparable Properties

555 Burke Rd CAMBERWELL 3124 (VG)

Agent Comments

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Price: \$4,100,000**Method:** Sale**Date:** 02/08/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 827 sqm approx

3a Fordholm Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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  2

Price: \$3,835,000**Method:** Auction Sale**Date:** 26/05/2018**Rooms:** 5**Property Type:** House (Res)**Land Size:** 702 sqm approx

504 Glenferrie Rd HAWTHORN 3122 (VG)

Agent Comments

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Price: \$3,575,000**Method:** Sale**Date:** 06/06/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 1024 sqm approx