

Statement of Information  
**Multiple residential properties located in the  
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

**Unit offered for sale**

Address  
 Including suburb and  
 postcode

1188 Malvern Road, Malvern
----------------------------

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath, 1 Car	\$*	Or range between	\$615,000	&	\$650,000
2 Bed, 2 Bath, 2 Car	\$*	Or range between	\$905,000	&	\$950,000
2 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,000,000	&	\$1,100,000
3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,435,000	&	\$1,525,000
3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$2,650,000	\$	\$2,950,000

Additional entries may be included or attached as required.

**Suburb unit median sale price**

Median price  Suburb

Period - From  To  Source

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

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
1 Bed, 1 Bath, 1 Car	201/1199 Malvern Road, Malvern	\$700,000	30/10/17
	5/1495 Malvern Road, Glen Iris	\$587,000	14/10/17
	G03/2a Scott Grove, Glen Iris	\$598,500	2/8/17

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 Bed, 2 Bath, 2 Car	2/868 High Street, Armadale	\$1,020,000	8/9/17
	4/1508 Malvern Road, Glen Iris	\$955,000	29/7/17
	4/9 Monomeath Avenue, Toorak	\$970,000	11/9/17

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
2 Bed, 2 Bath, 2 Car	202/361 Glenferrie Road, Malvern	\$1,140,000	12/10/17
	101/232 Wattletree Road, Malvern	\$1,450,000	17/7/17
	3/382 Glenferrie Road, Malvern	\$1,500,000	8/9/17

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 2 Bath, 2 Car	G04/1571 Malvern Road, Glen Iris	\$1,525,000	26/10/17
	301/232 Wattletree Road, Malvern	\$2,550,000	30/8/17
	101/9 Somers Avenue, Malvern	\$2,210,000	2/9/17

**Unit type or class**

E.g. One bedroom units

	<b>Address of comparable unit</b>	<b>Price</b>	<b>Date of sale</b>
3 Bed, 2 Bath, 2 Car	201/333 Wattletree Road, Malvern East	\$2,765,000	25/11/17
	G01/2A Scott Grove, Glen Iris	\$3,617,000	29/7/17
	302/232 Wattletree Road, Malvern	\$2,850,000	30/8/17

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.