

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

108/1271 High Street Malvern VIC 3144

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Unit

Suburb

Malvern

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

11/70 Denbigh Road Armadale VIC 3143	\$795,000	22-May-21
7/30-32 Denbigh Road Armadale VIC 3143	\$784,000	29-Apr-21
12/47 Denbigh Road Armadale VIC 3143	\$816,000	17-Apr-21

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 6 months.~~

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11/70 Denbigh Road Armadale VIC 3143

Sold Price

^{RS} **\$795,000**

Sold Date **22-May-21**

2 1 1

Distance **1.54km**



7/30-32 Denbigh Road Armadale VIC 3143

Sold Price

^{RS} **\$784,000**

Sold Date **29-Apr-21**

2 1 1

Distance **1.57km**



12/47 Denbigh Road Armadale VIC 3143

Sold Price

\$816,000

Sold Date **17-Apr-21**

2 1 1

Distance **1.62km**

RS = Recent sale **UN** = Undisclosed Sale

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