

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

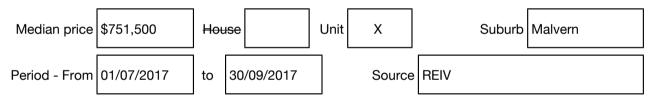
5 5/9 Somers Avenue, Malvern Vic 3144

Indicative selling price

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

Single price \$2,350,000

Median sale price



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 | | |
| 2 | | |
| 3 | | |

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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

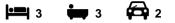
propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Penthouse Land Size: 254 sqm approx Agent Comments Indicative Selling Price \$2,350,000 Median Unit Price September quarter 2017: \$751,500

At the forefront of luxurious lifestyle design, this just completed Christopher Doyle designed penthouse residence showcases approx 254sqm of beautifully crafted three-bedroom/three-bathroom accommodation distinguished by tranquil horizon views to the Dandenong Ranges, dual basement car parking and a position like no other in the blue-chip heart of Malvern. Uncompromising interiors feature northern living and indoor/outdoor entertaining, Miele appointed kitchen with Butler's Pantry, marble benchtops and extensive built in storage throughout, ducted heating/cooling, secure video entry, lift, storage cage and visitor parking.

Comparable Properties

| 3/347 Glenferrie Rd MALVERN 3144 (REI) 3 3 3 2 Price: \$2,400,000 Method: Private Sale Date: 23/06/2017 Rooms: 4 Property Type: Apartment | Agent Comments |
|--|--|
| 101/9 Somers Av MALVERN 3144 (REI/VG) 3 3 3 2 Price: \$2,210,000 Method: Auction Sale Date: 02/09/2017 Rooms: 4 Property Type: Apartment | Agent Comments This property on level 1 has an internal area of approx 185 sqm compared with the penthouse on level 2 with approx 216 sqm |

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