

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

5/9 Somers Avenue, Malvern Vic 3144

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,350,000

Median sale price

Median price \$751,500

House

Unit

X

Suburb Malvern

Period - From 01/07/2017

to

30/09/2017

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		
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.



3
 3
 2

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)**

Agent Comments

3
 3
 2

Price: \$2,400,000**Method:** Private Sale**Date:** 23/06/2017**Rooms:** 4**Property Type:** Apartment**101/9 Somers Av MALVERN 3144 (REI/VG)**

Agent Comments

3
 3
 2

Price: \$2,210,000**Method:** Auction Sale**Date:** 02/09/2017**Rooms:** 4**Property Type:** Apartment

This property on level 1 has an internal area of approx 185 sqm compared with the penthouse on level 2 with approx 216 sqm

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.