

Cathryn Honor 9809 2000 0411 268 851 cathryn.honor@noeljones.com.au

### 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	201/13 Somers Avenue, Malvern Vic 3144
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$1,850,000

#### Median sale price

Median price	\$720,000	Hou	se	Unit	Х	Suburb	Malvern
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	1/717 Toorak Rd KOOYONG 3144	\$1,900,000	10/11/2017
2	4/717 Toorak Rd KOOYONG 3144	\$1,810,000	27/12/2017
3	1/11 Somers Av MALVERN 3144	\$1,780,000	04/10/2017

#### 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.

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> Indicative Selling Price \$1,850,000 Median Unit Price

December guarter 2017: \$720,000

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Rooms: 6

Property Type: Penthouse

Apartment

Land Size: approx 168 sqm sqm

approx

Agent Comments

At the forefront of luxurious lifestyle, this Christopher Doyle designed apartment is newly developed, situated within the historic Stonnington Maison site. With 3 bedrooms, 3 bathrooms, 2 car parks and a fabulous entertaining balcony, this beautiful penthouse is full of style.

## Comparable Properties



1/717 Toorak Rd KOOYONG 3144 (REI/VG)

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Price: \$1,900,000 Method: Private Sale Date: 10/11/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 



4/717 Toorak Rd KOOYONG 3144 (REI)

**=**| 3

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**2** 

Price: \$1,810,000 Method: Private Sale Date: 27/12/2017

Rooms: -

Property Type: Apartment

**Agent Comments** 



1/11 Somers Av MALVERN 3144 (REI/VG)

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**Price:** \$1,780,000 **Method:** Private Sale **Date:** 04/10/2017

Rooms: 3

Property Type: Apartment Land Size: 1433 sqm approx

**Agent Comments** 

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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.

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