

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

201/13 Somers Avenue, Malvern Vic 3144

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

House

Unit

X

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.

	Address 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.



3 3 2

Rooms: 6

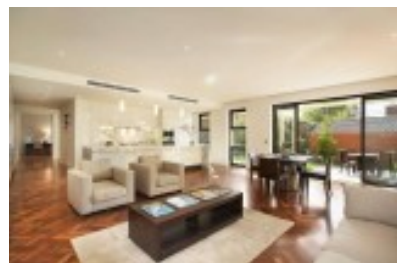
Property Type: Penthouse
Apartment

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 KOORYONG 3144 (REI/VG)

Agent Comments

3 3 2

Price: \$1,900,000

Method: Private Sale

Date: 10/11/2017

Rooms: -

Property Type: Apartment



4/717 Toorak Rd KOORYONG 3144 (REI)

Agent Comments

3 3 2

Price: \$1,810,000

Method: Private Sale

Date: 27/12/2017

Rooms: -

Property Type: Apartment



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

Agent Comments

2 2 2

Price: \$1,780,000

Method: Private Sale

Date: 04/10/2017

Rooms: 3

Property Type: Apartment

Land Size: 1433 sqm approx