

# 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

2/36 Bonview Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$440,000

### Median sale price

Median price \$710,000 Property Type Unit Suburb Malvern

Period - From 30/10/2023 to 29/10/2024 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	3/628-630 Toorak Rd TOORAK 3142	\$404,000	19/09/2024
2	204/36 Bonview Rd MALVERN 3144	\$415,000	23/07/2024
3	301/1228 Malvern Rd MALVERN 3144	\$420,000	28/05/2024

**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.~~

This Statement of Information was prepared on:

30/10/2024 09:12



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**3/628-630 Toorak Rd TOORAK 3142 (REI)**

Agent Comments



**Price:** \$404,000

**Method:** Private Sale

**Date:** 19/09/2024

**Property Type:** Apartment



**204/36 Bonview Rd MALVERN 3144 (REI/VG)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 23/07/2024

**Property Type:** Apartment



**301/1228 Malvern Rd MALVERN 3144 (REI/VG)**

Agent Comments



**Price:** \$420,000

**Method:** Private Sale

**Date:** 28/05/2024

**Property Type:** Apartment