

# 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

201/11 Somers Avenue, 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 \$2,000,000 & \$2,200,000

### Median sale price

Median price \$782,500 Property Type Unit Suburb Malvern

Period - From 01/07/2024 to 30/09/2024 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	104/18 Spring Rd MALVERN 3144	\$2,200,000	12/10/2024
2	2/1 Irving Rd TOORAK 3142	\$2,000,000	25/09/2024
3	7/676 Toorak Rd MALVERN 3144	\$2,225,000	13/08/2024

**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:

28/10/2024 16:02



3   3   2

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median Unit Price**

September quarter 2024: \$782,500

## Comparable Properties



**104/18 Spring Rd MALVERN 3144 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 12/10/2024

**Property Type:** Apartment



**2/1 Irving Rd TOORAK 3142 (REI)**

**Agent Comments**

2   2   2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 25/09/2024

**Property Type:** Apartment

**Land Size:** 237 sqm approx



**7/676 Toorak Rd MALVERN 3144 (REI)**

**Agent Comments**

3   2   2

**Price:** \$2,225,000

**Method:** Private Sale

**Date:** 13/08/2024

**Property Type:** Apartment

**Account - Marshall White** | P: 03 9822 9999