

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

776 Warrigal Road, Malvern East, VIC 3145

### Indicative selling price

Single Price or Range between

\$1,150,000 - \$1,200,000

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

### Median sale price

Median Price <b>\$1,590,000</b>	Property Type <b>House</b>	Suburb <b>MALVERN EAST</b>
Period From <b>20/03/2019</b>	Period To <b>16/09/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**10 WESTBROOK STREET  
CHADSTONE**

3 2 1

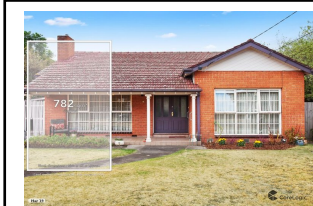
Price \$1,030,000  
Date of Sale 21/06/2019  
Land 836 sqm



**730 WARRIGAL ROAD  
MALVERN EAST**

3 1 2

Price \$1,260,000  
Date of Sale 20/06/2019  
Land 833 sqm



**1 BOWMORE STREET  
HUGHESDALE**

4 2 1

Price \$1,150,000  
Date of Sale 15/04/2019  
Land 782 sqm