

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 214 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$2,750,000 & \$3,025,000

Median sale price

Median price \$2,420,000 House Suburb Malvern

Period - From 01/04/2019 to 30/06/2019 Source REIV

Comparable property sales

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
419 Wattletree Road, Malvern East	\$2,925,000	23/02/2019
7 Glenvale Road, Glen Iris	\$3,175,000	02/03/2019
18 Staniland Avenue, Malvern	\$3,285,000	17/04/2019