# hockingstuart

### Statement of Information

Walter Summons 03 9509 0411 0438 576 233 wsummons@hockingstuart.com.au

# 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

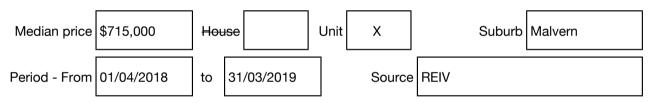
26/158-160 Wattletree Road, Malvern Vic 3144

#### Indicative selling price

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

Range between \$675,000 &		\$725,000
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#### Median sale price



#### 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.

Ado	dress of comparable property	Price	Date of sale
1	5/7 Warner St MALVERN 3144	\$720,000	22/06/2019
2	18/62 Wattletree Rd ARMADALE 3143	\$702,000	13/05/2019
3	5/22 Valentine Gr ARMADALE 3143	\$702,000	29/03/2019

#### 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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

### 26/158-160 Wattletree Road, Malvern Vic 3144

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Rooms: Property Type: Apartment Agent Comments

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> **Indicative Selling Price** \$675,000 - \$725,000 **Median Unit Price** Year ending March 2019: \$715,000

## **Comparable Properties**



**601** 1 2

5/7 Warner St MALVERN 3144 (REI)

Price: \$720,000 Method: Auction Sale Date: 22/06/2019 Rooms: -Property Type: Apartment Agent Comments



18/62 Wattletree Rd ARMADALE 3143 (REI/VG) Agent Comments



Price: \$702.000 Method: Private Sale Date: 13/05/2019 Rooms: -Property Type: Apartment



5/22 Valentine Gr ARMADALE 3143 (REI/VG)



**6** 1

Agent Comments

Price: \$702,000 Method: Auction Sale Date: 29/03/2019 Rooms: -Property Type: Apartment

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