

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 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

Median sale price

Median price \$715,000 House Unit X Suburb Malvern

Period - From 01/04/2018 to 31/03/2019 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	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.



Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



5/7 Warner St MALVERN 3144 (REI)

Agent Comments



Price: \$720,000

Method: Auction Sale

Date: 22/06/2019

Rooms: -

Property Type: Apartment



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) Agent Comments



Price: \$702,000

Method: Auction Sale

Date: 29/03/2019

Rooms: -

Property Type: Apartment