

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 6/1231 Malvern Road, Malvern Vic 3144

Indicative selling price

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

Range between \$750,000 & \$800,000

Median sale price

Median price \$761,250 Property Type Unit Suburb Malvern

Period - From 01/07/2019 to 30/09/2019 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	11/15 Denbigh Rd ARMADALE 3143	\$785,000	19/10/2019
2	9/158-160 Wattletree Rd MALVERN 3144	\$775,000	13/09/2019
3	1/22 Denbigh Rd ARMADALE 3143	\$750,000	16/11/2019

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.~~

This Statement of Information was prepared on: 20/11/2019 14:38



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



11/15 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$785,000

Method: Auction Sale

Date: 19/10/2019

Property Type: Apartment



9/158-160 Wattletree Rd MALVERN 3144 (VG)

Agent Comments

2 - -

Price: \$775,000

Method: Sale

Date: 13/09/2019

Property Type: Strata Unit/Flat



1/22 Denbigh Rd ARMADALE 3143 (REI)

Agent Comments

3 1 1

Price: \$750,000

Method: Auction Sale

Date: 16/11/2019

Property Type: Apartment