

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 2/794 Warrigal Road, Malvern East, VIC 3145

Indicative selling price

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

Price Range

\$500,000

&

\$550,000

Median sale price

Median price

\$638,250

Property Type

Apartment

Suburb

Malvern East (3145)

Period - From

17/04/2019

to

09/10/2019

Source

Price Finder

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
103/29-31 SWINDON ROAD, HUGHESDALE VIC 3166	\$529,000	17/06/2019
201/148 WARRIGAL ROAD, OAKLEIGH VIC 3166	\$546,000	27/04/2019
301/59-63 WARRIGAL ROAD, HUGHESDALE VIC 3166	\$550,000	17/04/2019

This Statement of Information was prepared on: 09/10/2019