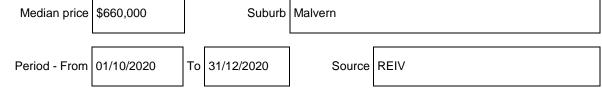
## Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

onit offered for Sale							
Address Including suburb and postcode							
Indicative selling price							
For the meaning of this price see consumer.vic.gov	.au/ underquoting (*	*Delete single pr	rice	or range as app	olicable)		
Unit type or class							
e.g. One bedroom units	_	Lower price		Higher price			
Unit 7 1 Bedroom 1 Bath 1 Car	range between	\$360,000	&	\$396,000			
Unit 12 1 Bedroom, 1 Bath 1 Car	range between	\$360,000	&	\$396,000			
Additional entries ma	ay be included or at	tached as requir	red.				
Suburb unit median sale price							
Median price \$660,000	Suburb Malverr	n					



## **Comparable property sales**

Unit offered for sale

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

## Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
1 Bedroom 1 Bath 1 Car	1 202/1387 Malvern Rd MALVERN 3144	\$395,000	26/02/2021
	2 11/236 Wattletree Rd MALVERN 3144	\$392,000	01/12/2020
	3 12/38 Wattletree Rd ARMADALE 3143	\$358,000	04/12/2020

## OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

24/03/2021

