

# 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

1/153 Wattletree Road, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$967,500

Property Type Unit

Suburb Malvern

Period - From 01/01/2022

to

31/03/2022

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	10/10 Hopetoun Rd TOORAK 3142	\$1,056,000	27/11/2021
2	1/358 Glenferrie Rd MALVERN 3144	\$1,050,000	06/04/2022
3	24 Ercildoune St CAULFIELD NORTH 3161	\$1,050,000	06/10/2021

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:

14/07/2022 13:11



**Property Type:** Car Park/Car Space (Res)  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
March quarter 2022: \$967,500

## Comparable Properties



**10/10 Hopetoun Rd TOORAK 3142 (REI/VG)**

Agent Comments



**Price:** \$1,056,000  
**Method:** Auction Sale  
**Date:** 27/11/2021  
**Property Type:** Apartment

**1/358 Glenferrie Rd MALVERN 3144 (VG)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 06/04/2022  
**Property Type:** Strata Unit/Flat

**24 Ercildoune St CAULFIELD NORTH 3161 (VG)**

Agent Comments



**Price:** \$1,050,000  
**Method:** Sale  
**Date:** 06/10/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Woodards** | P: 03 9866 4411 | F: 03 9866 4504