

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

8/236 Wattletree Road, Malvern Vic 3144

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000

&

\$420,000

Median sale price

Median price \$720,000

House

Unit

X

Suburb Malvern

Period - From 01/07/2017

to

30/06/2018

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	2/51 Kooyong Rd ARMADALE 3143	\$436,000	01/08/2018
2	102/1387 Malvern Rd MALVERN 3144	\$410,500	19/09/2018
3	12/11 Johnstone St MALVERN 3144	\$404,600	21/07/2018

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



2/51 Kooyong Rd ARMADALE 3143 (REI)

Agent Comments



Price: \$436,000

Method: Auction Sale

Date: 01/08/2018

Rooms: -

Property Type: Apartment



102/1387 Malvern Rd MALVERN 3144 (REI)

Agent Comments



Price: \$410,500

Method: Private Sale

Date: 19/09/2018

Rooms: -

Property Type: Apartment

12/11 Johnstone St MALVERN 3144 (REI)

Agent Comments



Price: \$404,600

Method: Auction Sale

Date: 21/07/2018

Rooms: -

Property Type: Apartment