

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

13/9 Warner Street, Malvern Vic 3144

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$765,000

Property Type

Unit

Suburb

Malvern

Period - From

01/01/2021

to

31/12/2021

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	3/28 Belmont Av.N GLEN IRIS 3146	\$455,000	25/11/2021
2	6/65 Edgar St.N GLEN IRIS 3146	\$455,000	15/01/2022
3	9/26 Gladstone Av ARMADALE 3143	\$490,000	15/12/2021

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:

09/03/2022 17:46



1
 1
 1

Property Type: Strata Unit/Flat

Land Size: 60 sqm approx

Agent Comments

Indicative Selling Price

\$450,000

Median Unit Price

Year ending December 2021: \$765,000

Comparable Properties



3/28 Belmont Av.N GLEN IRIS 3146 (REI)

Agent Comments

1
 1
 1

Price: \$455,000

Method: Sold Before Auction

Date: 25/11/2021

Property Type: Unit



6/65 Edgar St.N GLEN IRIS 3146 (REI)

Agent Comments

2
 1
 1

Price: \$455,000

Method: Private Sale

Date: 15/01/2022

Property Type: Apartment



9/26 Gladstone Av ARMADALE 3143 (REI/VG)

Agent Comments

2
 1
 1

Price: \$490,000

Method: Private Sale

Date: 15/12/2021

Property Type: Apartment

Account - Thomson | P: 03 95098244 | F: 95009693