Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 13/9 Warner Street, Malvern Vic 3144

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gov	v.au/underquo	ting					
Single price	e \$450,000									
Median sale price										
Median price	\$765,000	Pro	operty Type	Unit]	Suburb	Malvern			
Period - From	01/01/2021	to	31/12/2021	So	ource	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.

Add	dress 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



Thomson:





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)



6 1

Price: \$455.000



Method: Sold Before Auction Date: 25/11/2021 Property Type: Unit

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



Price: \$455,000 Method: Private Sale Date: 15/01/2022 Property Type: Apartment

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



Price: \$490,000 Method: Private Sale Date: 15/12/2021 Property Type: Apartment

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





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Agent Comments

Agent Comments