

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

2/244-246 WATTLETREE ROAD MALVERN VIC 3144

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$850,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Malvern

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

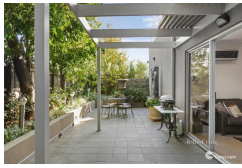
6/25 KOORYONG ROAD ARMADALE VIC 3143	\$945,000	16-Aug-22
3/10-12 TENNYSON STREET MALVERN EAST VIC 3145	\$860,000	13-Aug-22
5/12A SPRING ROAD MALVERN VIC 3144	\$845,000	20-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 23 January 2023

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6/25 KOORYONG ROAD ARMADALE VIC 3143 Sold Price **\$945,000** Sold Date **16-Aug-22**

2 2 2

Distance **1.67km**



3/10-12 TENNYSON STREET MALVERN EAST VIC 3145 Sold Price **\$860,000** Sold Date **13-Aug-22**

2 1 1

Distance **1.73km**



5/12A SPRING ROAD MALVERN VIC 3144 Sold Price **\$845,000** Sold Date **20-Aug-22**

2 2 2

Distance **1.21km**

RS = Recent sale **UN** = Undisclosed Sale

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