

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

18/200 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$796,500

Property Type

Unit

Suburb

Malvern

Period - From

01/01/2021

to

31/03/2021

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	9/200 Wattletree Rd MALVERN 3144	\$420,000	09/04/2021
2	14/881 High St ARMADALE 3143	\$440,000	13/03/2021
3	3/19 Hawthorn Rd CAULFIELD NORTH 3161	\$463,000	04/03/2021

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:

24/06/2021 10:05

18/200 Wattletree Road, Malvern Vic 3144

Steve Burke
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Indicative Selling Price

\$440,000 - \$480,000

Median Unit Price

March quarter 2021: \$796,500



1 1 1

Rooms: 2

Property Type: Apartment

Agent Comments

Comparable Properties



9/200 Wattletree Rd MALVERN 3144 (VG)

Agent Comments

1 - -

Price: \$420,000

Method: Sale

Date: 09/04/2021

Property Type: Strata Unit/Flat



14/881 High St ARMADALE 3143 (REI)

Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 13/03/2021

Property Type: Apartment



3/19 Hawthorn Rd CAULFIELD NORTH 3161 (VG)

Agent Comments

1 - -

Price: \$463,000

Method: Sale

Date: 04/03/2021

Property Type: Strata Unit/Flat

Account - Belle Property Glen Iris | P: 03 98181888