

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 4/51-53 Wheatland Road, Malvern Vic 3144

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$792,000 House Unit X Suburb Malvern

Period - From 01/04/2018 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	15/5 Warner St MALVERN 3144	\$655,000	01/06/2018
2	3/64 Stanhope St MALVERN 3144	\$635,000	07/07/2018
3	4/23 Raleigh St MALVERN 3144	\$625,000	24/03/2018

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



15/5 Warner St MALVERN 3144 (REI)

Agent Comments



Price: \$655,000

Method: Private Sale

Date: 01/06/2018

Rooms: -

Property Type: Apartment



3/64 Stanhope St MALVERN 3144 (REI)

Agent Comments



Price: \$635,000

Method: Auction Sale

Date: 07/07/2018

Rooms: 3

Property Type: Apartment



4/23 Raleigh St MALVERN 3144 (REI)

Agent Comments



Price: \$625,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: Unit