

# 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

7/5 Ascot Street, Malvern Vic 3144

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$750,000

### Median sale price

Median price \$780,000

Property Type Unit

Suburb Malvern

Period - From 04/07/2019

to

03/07/2020

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	26/158-160 Wattletree Rd MALVERN 3144	\$770,000	02/04/2020
2	7/285 Tooronga Rd GLEN IRIS 3146	\$750,000	11/05/2020
3	8/16 Wattletree Rd ARMADALE 3143	\$740,000	27/05/2020

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:

04/07/2020 09:13

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3   1   1

**Rooms:** 4  
**Property Type:** Apartment  
**Land Size:** 80 M2 approx sqm  
approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median Unit Price**  
04/07/2019 - 03/07/2020: \$780,000

## Comparable Properties



26/158-160 Wattletree Rd MALVERN 3144 (VG) [Agent Comments](#)

2   -   -

**Price:** \$770,000  
**Method:** Sale  
**Date:** 02/04/2020  
**Property Type:** Strata Unit/Flat



7/285 Tooronga Rd GLEN IRIS 3146 (REI/VG) [Agent Comments](#)

2   2   1

**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 11/05/2020  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



8/16 Wattletree Rd ARMADALE 3143 (VG) [Agent Comments](#)

2   -   -

**Price:** \$740,000  
**Method:** Sale  
**Date:** 27/05/2020  
**Property Type:** Strata Unit/Flat