

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

1/200 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$620,000

&

\$660,000

Median sale price

Median price \$733,000

Property Type Unit

Suburb Malvern

Period - From 01/07/2021

to 30/09/2021

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	4/51-53 Wheatland Rd MALVERN 3144	\$650,000	29/11/2021
2	9/22 Myamyn St ARMADALE 3143	\$641,000	13/08/2021
3	3/51-53 Victoria Rd.N MALVERN 3144	\$620,000	31/05/2021

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:

30/11/2021 11:55



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$620,000 - \$660,000

Median Unit Price

September quarter 2021: \$733,000

Comparable Properties



4/51-53 Wheatland Rd MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 29/11/2021

Property Type: Apartment



9/22 Myamyn St ARMADALE 3143 (REI/VG)

Agent Comments

2 1 1

Price: \$641,000

Method: Sold Before Auction

Date: 13/08/2021

Property Type: Apartment



3/51-53 Victoria Rd.N MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Private Sale

Date: 31/05/2021

Property Type: Apartment

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088