

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

632 Warrigal Road, Malvern East Vic 3145

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,862,500

Property Type

House

Suburb

Malvern East

Period - From

01/10/2019

to

30/09/2020

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	304 High St ASHBURTON 3147	\$1,210,000	25/07/2020
2	30 Batesford Rd MALVERN EAST 3145	\$1,200,000	22/07/2020
3			

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:

25/11/2020 10:00



3 2 2

Property Type: House (Res)

Land Size: 613 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending September 2020: \$1,862,500

Comparable Properties



304 High St ASHBURTON 3147 (REI)

Agent Comments

3 1 2

Price: \$1,210,000

Method: Auction Sale

Date: 25/07/2020

Property Type: House (Res)

Land Size: 733 sqm approx



30 Batesford Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 2

Price: \$1,200,000

Method: Auction Sale

Date: 22/07/2020

Rooms: 6

Property Type: House (Res)

Land Size: 610 sqm approx

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.