

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

214 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$3,000,000

&

\$3,300,000

Median sale price

Median price \$2,906,000

Property Type House

Suburb Malvern

Period - From 01/10/2019

to 31/12/2019

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	36 Hunter St MALVERN 3144	\$3,003,011	16/11/2019
2	44 Mckinley Av MALVERN 3144	\$3,400,000	19/11/2019
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:

04/02/2020 16:15

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Indicative Selling Price

\$3,000,000 - \$3,300,000

Median House Price

December quarter 2019: \$2,906,000



4 8 2

Property Type: House

Agent Comments

Comparable Properties



36 Hunter St MALVERN 3144 (REI/VG)

Agent Comments

4 2 2

Price: \$3,003,011

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 641 sqm approx



44 Mckinley Av MALVERN 3144 (REI/VG)

Agent Comments

4 2 2

Price: \$3,400,000

Method: Private Sale

Date: 19/11/2019

Property Type: House (Res)

Land Size: 557 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.