

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	248 Waverley Road, Malvern East Vic 3145
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Indicative selling price

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

Single price \$1,700,000

Median sale price

Median price	\$1,850,000	House	X	Unit		Suburb	Malvern East
Period - From	01/10/2017	to	30/09/2018	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	41 Alma St MALVERN EAST 3145	\$1,670,000	10/07/2018
2	14 Saxby Rd GLEN IRIS 3146	\$1,660,000	22/09/2018
3	1932 Malvern Rd MALVERN EAST 3145	\$1,605,000	30/06/2018

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.



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Rooms:
Property Type: House
Land Size: 833 sqm approx
Agent Comments

Indicative Selling Price
\$1,700,000
Median House Price
Year ending September 2018: \$1,850,000

Comparable Properties



41 Alma St MALVERN EAST 3145 (REI/VG)

Agent Comments

4 2 1

Price: \$1,670,000
Method: Private Sale
Date: 10/07/2018
Rooms: -
Property Type: House
Land Size: 693 sqm approx



14 Saxby Rd GLEN IRIS 3146 (REI/VG)

Agent Comments

3 2 3

Price: \$1,660,000
Method: Private Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 617 sqm approx



1932 Malvern Rd MALVERN EAST 3145 (REI/VG)

Agent Comments

4 1 1

Price: \$1,605,000
Method: Auction Sale
Date: 30/06/2018
Rooms: 6
Property Type: House (Res)
Land Size: 793 sqm approx