

Tony Doh 9818 1888 0419 316 676 tdoh@hockingstuart.com.au

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Address	248 Waverley Road, Malvern East Vic 3145
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,850,000	Hou	ıse 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.

Add	dress 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.

**Account** - hockingstuart | P: 03 98181888 | F: 03 98181800





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**Indicative Selling Price** \$1,700,000 **Median House Price** 

Year ending September 2018: \$1,850,000

tdoh@hockingstuart.com.au





Rooms:

Property Type: House Land Size: 833 sqm approx

**Agent Comments** 











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)

**--**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)





Price: \$1,605,000

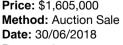
Rooms: 6

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 





Property Type: House (Res) Land Size: 793 sqm approx

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