

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

29/202 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$540,000 Property Type Unit Suburb Malvern

Period - From 01/04/2024 to 30/06/2024 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	2/1583 Malvern Rd GLEN IRIS 3146	\$597,000	23/07/2024
2	6/9 Jordan St MALVERN 3144	\$571,000	13/07/2024
3	8/396 Dandenong Rd CAULFIELD NORTH 3161	\$625,000	01/06/2024

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:

31/07/2024 17:03



Rooms: 4
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
June quarter 2024: \$540,000

Comparable Properties



2/1583 Malvern Rd GLEN IRIS 3146 (REI)

Agent Comments



Price: \$597,000
Method: Private Sale
Date: 23/07/2024
Property Type: Apartment



6/9 Jordan St MALVERN 3144 (REI)

Agent Comments



Price: \$571,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Unit



8/396 Dandenong Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**



Price: \$625,000
Method: Auction Sale
Date: 01/06/2024
Property Type: Apartment