# 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$580,000		&		\$630,000			
Median sale p	rice							
Median price	\$540,000	Pro	operty Type	Unit			Suburb	Malvern
Period - From	01/04/2024	to	30/06/2024		So	urce	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	lress 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

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> **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)



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

Agent Comments



6/9 Jordan St MALVERN 3144 (REI)

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

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



Price: \$625.000 Method: Auction Sale Date: 01/06/2024 Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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