

# 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

385 Waverley Road, Malvern East Vic 3145

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price\*

Median price Property Type Suburb Malvern East

Period - From to Source

### 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	560 Waverley Rd MALVERN EAST 3145	\$1,250,000	11/10/2024
2	1/1 Sutherland St MALVERN EAST 3145	\$1,191,000	02/07/2024
3	4 Stirling Av MALVERN EAST 3145	\$1,021,000	25/05/2024

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:

14/10/2024 14:53

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

385 Waverley Road, Malvern East Vic 3145



Oren Flamm

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**No median price available**



3 1 3

**Property Type:** House

**Land Size:** 425 sqm approx

**Agent Comments**

## Comparable Properties



**560 Waverley Rd MALVERN EAST 3145 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 11/10/2024

**Property Type:** House

**Land Size:** 650 sqm approx



**1/1 Sutherland St MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,191,000

**Method:** Private Sale

**Date:** 02/07/2024

**Property Type:** House

**Land Size:** 314 sqm approx



**4 Stirling Av MALVERN EAST 3145 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$1,021,000

**Method:** Auction Sale

**Date:** 25/05/2024

**Property Type:** House (Res)

**Land Size:** 336 sqm approx

**Account** - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900



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