

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

199 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Single price

\$4,150,000

Median sale price

Median price

\$2,850,000

Property Type

House

Suburb

Malvern

Period - From

01/04/2020

to

31/03/2021

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	11 Glenbrook Av MALVERN EAST 3145	\$4,454,000	18/06/2021
2	97 Claremont Av MALVERN 3144	\$3,950,000	25/05/2021
3	12 Cantala Av CAULFIELD NORTH 3161	\$4,115,000	23/05/2021

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:

30/06/2021 15:37



4 3 4

Property Type: House

Agent Comments

Indicative Selling Price

\$4,150,000

Median House Price

Year ending March 2021: \$2,850,000

Comparable Properties



11 Glenbrook Av MALVERN EAST 3145 (REI)

Agent Comments

5 3 4

Price: \$4,454,000

Method: Sold Before Auction

Date: 18/06/2021

Property Type: House (Res)

Land Size: 1173 sqm approx



97 Claremont Av MALVERN 3144 (REI)

Agent Comments

4 2 3

Price: \$3,950,000

Method: Sold Before Auction

Date: 25/05/2021

Property Type: House (Res)

Land Size: 604 sqm approx



12 Cantala Av CAULFIELD NORTH 3161 (REI)

Agent Comments

4 2 2

Price: \$4,115,000

Method: Auction Sale

Date: 23/05/2021

Property Type: House (Res)