Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	199 Wattletree Road, Malvern Vic 3144
Including suburb and	
postcode	
•	

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	Pro	perty 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

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



Date of sale











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)





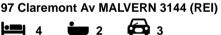
Price: \$4,454,000

Method: Sold Before Auction

Date: 18/06/2021

Property Type: House (Res) Land Size: 1173 sqm approx





Price: \$3,950,000

Method: Sold Before Auction

Date: 25/05/2021

Property Type: House (Res) Land Size: 604 sqm approx Agent Comments

Agent Comments



12 Cantala Av CAULFIELD NORTH 3161 (REI)





Price: \$4,115,000 Method: Auction Sale Date: 23/05/2021

Property Type: House (Res)

Agent Comments

Account - RT Edgar | P: 03 9826 1000



