# Thomson:

## 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 | 21 Valetta Street, Malvern Vic 3144 |
| --- | --- |

### Indicative selling price

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

| Range between | $1,800,000 | & | $1,980,000 |
| --- | --- | --- | --- |

### Median sale price

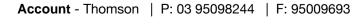| Median price | $2,122,500 | House | X | Unit | | Suburb | Malvern |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Period - From | 01/10/2018 | to | 31/12/2018 | | Source | REIV | |

### 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 | 18 Barkly Av ARMADALE 3143 | $1,975,000 | 15/12/2018 |
| 2 | 8 Oulton St CAULFIELD NORTH 3161 | $1,960,000 | 17/11/2018 |
| 3 | 41 Wattletree Rd ARMADALE 3143 | $1,845,000 | 15/09/2018 |

**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.~~

🛏 3    🛁 1    🚗 2

**Rooms:**
**Property Type:** House (Previously Occupied - Detached)
**Land Size:** 529 sqm approx

Agent Comments

**Indicative Selling Price**
$1,800,000 - $1,980,000
**Median House Price**
December quarter 2018: $2,122,500

# Comparable Properties

### 18 Barkly Av ARMADALE 3143 (REI)

🛏 4    🛁 1    🚗 2

**Price:** $1,975,000
**Method:** Auction Sale
**Date:** 15/12/2018
**Rooms:** -
**Property Type:** House (Res)
**Land Size:** 424 sqm approx

Agent Comments

### 8 Oulton St CAULFIELD NORTH 3161 (REI/VG)

🛏 4    🛁 2    🚗 2

**Price:** $1,960,000
**Method:** Auction Sale
**Date:** 17/11/2018
**Rooms:** -
**Property Type:** House (Res)
**Land Size:** 682 sqm approx

Agent Comments

### 41 Wattletree Rd ARMADALE 3143 (REI/VG)

🛏 3    🛁 2    🚗 2

**Price:** $1,845,000
**Method:** Auction Sale
**Date:** 15/09/2018
**Rooms:** -
**Property Type:** House (Res)
**Land Size:** 535 sqm approx

Agent Comments

**REIV**    **propertydata** .com.au