## 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
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$2,350,000	&	\$2,450,000

#### Median sale price

Median price	\$2,885,000	Pro	perty Type	House		Suburb	Malvern
Period - From	01/01/2022	to	31/12/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	1305 High St MALVERN 3144	\$2,360,000	12/11/2022
2	21 Wattletree Rd ARMADALE 3143	\$2,350,000	24/11/2022
3			

#### 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:	30/03/2023 13:43
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Date of sale

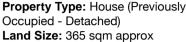
# WHITEFOX

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> **Indicative Selling Price** \$2,350,000 - \$2,450,000 **Median House Price**

Year ending December 2022: \$2,885,000





**Agent Comments** 



# Comparable Properties

1305 High St MALVERN 3144 (REI/VG)

Price: \$2,360,000 Method: Auction Sale Date: 12/11/2022

Property Type: House (Res) Land Size: 274 sqm approx

**Agent Comments** 

Agent Comments



21 Wattletree Rd ARMADALE 3143 (REI/VG)





Price: \$2,350,000 Method: Private Sale Date: 24/11/2022 Property Type: House Land Size: 559 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699



