

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

1/232 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$2,500,000

&

\$2,700,000

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	1/17 Myamyn St ARMADALE 3143	\$2,840,000	27/02/2021
2	6B Octavius Av CAULFIELD NORTH 3161	\$2,550,000	24/03/2021
3	15b Murray St ARMADALE 3143	\$2,550,000	16/11/2020

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:

19/04/2021 12:41

1/232 Wattletree Road, Malvern Vic 3144

Walter Summons

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Indicative Selling Price

\$2,500,000 - \$2,700,000

Median House Price

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



4 3 5

Property Type: House

Agent Comments

Comparable Properties



1/17 Myamyn St ARMADALE 3143 (REI)

Agent Comments

3 2 2

Price: \$2,840,000

Method: Auction Sale

Date: 27/02/2021

Property Type: Apartment



6B Octavius Av CAULFIELD NORTH 3161 (REI) Agent Comments

4 3 2

Price: \$2,550,000

Method: Private Sale

Date: 24/03/2021

Rooms: 6

Property Type: Townhouse (Res)



15b Murray St ARMADALE 3143 (REI/VG)

Agent Comments

4 2 2

Price: \$2,550,000

Method: Private Sale

Date: 16/11/2020

Property Type: House

Land Size: 497 sqm approx

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