

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

3/175 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$900,000

&

\$950,000

Median sale price

Median price \$782,500

Property Type Unit

Suburb Malvern

Period - From 01/07/2024

to

30/09/2024

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	1/84 Claremont Av MALVERN 3144	\$910,000	19/10/2024
2	8/60 Wattletree Rd ARMADALE 3143	\$955,000	23/05/2024
3	2/1 Belmont Av GLEN IRIS 3146	\$984,000	19/10/2024

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:

11/11/2024 09:13



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Property Type: Villa (Strata)
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
September quarter 2024: \$782,500

Comparable Properties



1/84 Claremont Av MALVERN 3144 (REI)

Agent Comments

2 1 1

Price: \$910,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)



8/60 Wattletree Rd ARMADALE 3143 (VG)

Agent Comments

2 - -

Price: \$955,000
Method: Sale
Date: 23/05/2024
Property Type: Strata Unit/Flat



2/1 Belmont Av GLEN IRIS 3146 (REI)

Agent Comments

2 1 2

Price: \$984,000
Method: Auction Sale
Date: 19/10/2024
Property Type: Unit