

## 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

3/37 Wheatland Road, Malvern Vic 3144

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$395,000

&

\$434,500

#### Median sale price

Median price \$720,000

House

Unit

X

Suburb Malvern

Period - From 01/10/2017

to

31/12/2017

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	8/236 Wattletree Rd MALVERN 3144	\$420,000	13/12/2017
2	4/26 Armadale St ARMADALE 3143	\$415,000	06/11/2017
3	13/54 Sutherland Rd ARMADALE 3143	\$410,000	14/12/2017

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.

3/37 Wheatland Road, Malvern Vic 3144



 1  - 

**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$395,000 - \$434,500

**Median Unit Price**

December quarter 2017: \$720,000

## Comparable Properties



**8/236 Wattletree Rd MALVERN 3144 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$420,000

**Method:** Private Sale

**Date:** 13/12/2017

**Rooms:** -

**Property Type:** Apartment



**4/26 Armadale St ARMADALE 3143 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$415,000

**Method:** Private Sale

**Date:** 06/11/2017

**Rooms:** 4

**Property Type:** Apartment



**13/54 Sutherland Rd ARMADALE 3143 (REI)**

**Agent Comments**

 1  1  1

**Price:** \$410,000

**Method:** Private Sale

**Date:** 14/12/2017

**Rooms:** 2

**Property Type:** Apartment