



Real Estate

# STATEMENT OF INFORMATION

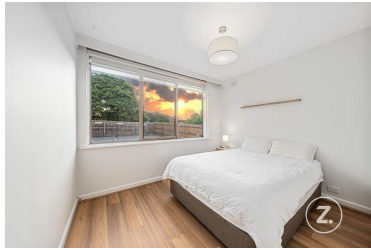
4/786 WARRIGAL ROAD, MALVERN EAST, VIC 3145

PREPARED BY HERO THILAKARATNE, ZED REAL ESTATE, PHONE: 0423 254 756



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4/786 WARRIGAL ROAD, MALVERN EAST,** 2 1 1

### Indicative Selling Price

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

Price Range: **\$385,888 to \$423,888**

Provided by: Hero Thilakaratne, Zed Real Estate

## MEDIAN SALE PRICE



**MALVERN EAST, VIC, 3145**

Suburb Median Sale Price (Unit)

**\$585,000**

01 April 2024 to 30 September 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**118/2 DALGETY ST, OAKLEIGH, VIC 3166** 2 2 1

Sale Price

**\*\*\$501,000**

Sale Date: 18/10/2024

Distance from Property: 268m



**83-85 DRUMMOND ST, OAKLEIGH, VIC 3166** 2 1 1

Sale Price

**\*\*\$420,000**

Sale Date: 14/10/2024

Distance from Property: 319m



**7/806-808 WARRIGAL RD, MALVERN EAST, VIC** 2 1 1

Sale Price

**\*\*\$300,000**

Sale Date: 17/09/2024

Distance from Property: 173m



This report has been compiled on 25/10/2024 by Zed Real Estate. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

4/786 WARRIGAL ROAD, MALVERN EAST, VIC 3145


### Indicative selling price

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

Price Range: \$385,888 to \$423,888

### Median sale price

Median price \$585,000 Property type Unit Suburb MALVERN EAST

Period 01 April 2024 to 30 September 2024 Source 

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

#### Address of comparable property

#### Price

#### Date of sale

118/2 DALGETY ST, OAKLEIGH, VIC 3166	**\$501,000	18/10/2024
83-85 DRUMMOND ST, OAKLEIGH, VIC 3166	**\$420,000	14/10/2024
7/806-808 WARRIGAL RD, MALVERN EAST, VIC 3145	**\$300,000	17/09/2024

This Statement of Information was prepared on:

25/10/2024