

# STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

1/736-738 Warrigal Road, Malvern East, VIC 3145

### Indicative selling price

Single Price or Range between

**\$580,000 - \$630,000**

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

### Median sale price

Median Price <b>\$640,000</b>	Property Type <b>Unit</b>	Suburb <b>MALVERN EAST</b>
Period From <b>20/03/2019</b>	Period To <b>16/09/2019</b>	Source <b>Core Logic</b>

### Comparable property sales

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.



**3/7 WARRIGAL ROAD  
HUGHESDALE**

2 1 1

Price \$620,000  
Date of Sale 29/08/2019  
Land 100 sqm

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

This Statement of Information was prepared on: 16/09/2019