

# 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

220 Wattletree 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 \$1,850,000

&

\$2,000,000

### Median sale price

Median price \$2,335,000

Property Type House

Suburb Malvern

Period - From 01/01/2020

to 31/03/2020

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	249 Wattletree Rd MALVERN 3144	\$2,200,000	10/12/2019
2	66 Jordan St MALVERN 3144	\$2,150,000	26/02/2020
3	59 Erica Av GLEN IRIS 3146	\$1,956,000	29/02/2020

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:

04/06/2020 10:15

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**Indicative Selling Price**

\$1,850,000 - \$2,000,000

**Median House Price**

March quarter 2020: \$2,335,000



3 2 2

**Property Type:** House

**Land Size:** 358 sqm approx

Agent Comments

## Comparable Properties



**249 Wattletree Rd MALVERN 3144 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 10/12/2019

**Property Type:** House

**Land Size:** 380 sqm approx



**66 Jordan St MALVERN 3144 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$2,150,000

**Method:** Sold Before Auction

**Date:** 26/02/2020

**Property Type:** House (Res)

**Land Size:** 363 sqm approx



**59 Erica Av GLEN IRIS 3146 (REI)**

Agent Comments

3 2 3

**Price:** \$1,956,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**Land Size:** 440 sqm approx