

Lauchlan Waterfield 03 9509 0411 0422 290 489 lwaterfield@hockingstuart.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	4/35 Winter Street, Malvern Vic 3144
Including suburb and	
postcode	

Indicative selling price

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

Single price \$610,000

Median sale price

Median price	\$1,190,000	Hou	se	Unit	Х	Suburb	Malvern
Period - From	01/01/2018	to	31/03/2018		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.

Add	dress of comparable property	Price	Date of sale
1	4/23 Raleigh St MALVERN 3144	\$625,000	24/03/2018
2	9/1279 High St MALVERN 3144	\$631,500	21/10/2017
3	8/1452 Malvern Rd GLEN IRIS 3146	\$646,000	10/02/2018

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.

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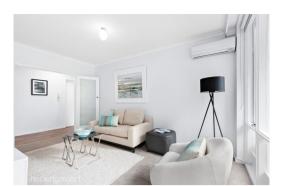


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> **Indicative Selling Price** \$610,000 **Median Unit Price** March guarter 2018: \$1,190,000





Property Type: Agent Comments

Comparable Properties



4/23 Raleigh St MALVERN 3144 (REI)

Price: \$625,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: Unit

Agent Comments



9/1279 High St MALVERN 3144 (REI)

Price: \$631,500 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: Apartment

Agent Comments



8/1452 Malvern Rd GLEN IRIS 3146 (REI)

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Price: \$646,000 Method: Auction Sale Date: 10/02/2018

Rooms: -

Property Type: Apartment

Agent Comments

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