

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

104/141 Waverley Road, Malvern East Vic 3145

Indicative selling price

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

Single price

\$134,950

Median sale price

Median price \$872,500 House Unit X Suburb Malvern East

Period - From 01/04/2017 to 30/06/2017 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
1 212/141 Waverley Rd MALVERN EAST 3145	\$131,000	27/03/2017
2 217/141 Waverley Rd MALVERN EAST 3145	\$115,000	24/03/2017
3 41/949 Dandenong Rd MALVERN EAST 3145	\$148,000	04/04/2017

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.~~

104/141 Waverley Road, Malvern East Vic 3145

carter

Tim Rogers

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Indicative Selling Price

\$134,950

Median Unit Price

June quarter 2017: \$872,500



1 1 1

Rooms:

Property Type: Studio Apartment

Agent Comments

Comparable Properties



212 /141 Waverley Rd MALVERN EAST 3145
(REI)

Agent Comments

1 1 -

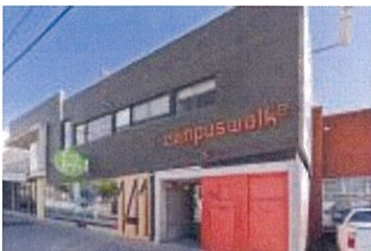
Price: \$ 131,000

Method: Private Sale

Date: 27/03/2017

Rooms: 1

Property Type: Apartment



217/141 Waverley Rd MALVERN EAST 3145
(REI)

Agent Comments

1 1 -

Price: \$115,000

Method: Private Sale

Date: 24/03/2017

Rooms: 1

Property Type: Apartment



41/949 Dandenong Rd MALVERN EAST 3145
(REI)

Agent Comments

1 1 -

Price:

Method: Private Sale

Date: 04/04/2017

Rooms: 3

Property Type: Apartment

Account - Carter Real Estate | P: 03 9870 6211 | F: 03 9870 6024

Generated: 04/09/2017 12:52



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.