

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

20/790 Warrigal Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$630,500 Property Type Unit Suburb Malvern East

Period - From 01/10/2023 to 31/12/2023 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	108/9 Camira St MALVERN EAST 3145	\$540,000	22/02/2024
2	17/794 Warrigal Rd MALVERN EAST 3145	\$500,000	28/02/2024
3	4/790-792 Warrigal Rd MALVERN EAST 3145	\$475,000	11/02/2024

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:

10/04/2024 10:19



2 2 1

Property Type: Apartment
Land Size: 80 sqm approx
 Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median Unit Price
 December quarter 2023: \$630,500

Comparable Properties



108/9 Camira St MALVERN EAST 3145 (REI) Agent Comments

2 2 1

Price: \$540,000
Method: Auction Sale
Date: 22/02/2024
Property Type: Unit
Land Size: 1689 sqm approx



17/794 Warrigal Rd MALVERN EAST 3145 (REI) Agent Comments

2 2 1

Price: \$500,000
Method: Private Sale
Date: 28/02/2024
Property Type: Apartment

4/790-792 Warrigal Rd MALVERN EAST 3145 (REI) Agent Comments
 64sqm internal, 1 bathroom

2 1 1

Price: \$475,000
Method: Private Sale
Date: 11/02/2024
Property Type: Apartment