

# 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

8/78 Horace Street, 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 \$700,000

&

\$770,000

### Median sale price

Median price \$690,000

Property Type Unit

Suburb Malvern

Period - From 01/01/2020

to 31/12/2020

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	28/62 Wattletree Rd ARMADALE 3143	\$750,000	07/10/2020
2	1/7 Warner St MALVERN 3144	\$745,000	08/08/2020
3	103/1455 High St GLEN IRIS 3146	\$740,000	02/08/2020

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:

01/02/2021 08:30

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median Unit Price**

Year ending December 2020: \$690,000



2 2 1

**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**28/62 Wattletree Rd ARMADALE 3143 (VG)**

Agent Comments

2 - -

**Price:** \$750,000

**Method:** Sale

**Date:** 07/10/2020

**Property Type:** Strata Unit/Flat



**1/7 Warner St MALVERN 3144 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$745,000

**Method:** Sold Before Auction

**Date:** 08/08/2020

**Rooms:** 3

**Property Type:** Apartment

**103/1455 High St GLEN IRIS 3146 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$740,000

**Method:** Private Sale

**Date:** 02/08/2020

**Property Type:** Apartment