

# 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

14 Woodmason 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 \$1,650,000

&

\$1,800,000

### Median sale price

Median price \$2,825,000

Property Type House

Suburb Malvern

Period - From 01/07/2020

to

30/06/2021

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	18 Mountview Rd MALVERN 3144	\$1,890,000	28/08/2021
2	239 Wattletree Rd MALVERN 3144	\$1,800,000	14/08/2021
3	6 Stuart St ARMADALE 3143	\$1,730,000	14/08/2021

**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:

17/09/2021 14:54



3   
 1   
 2

**Property Type:** House (Res)

**Land Size:** 312 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,650,000 - \$1,800,000

**Median House Price**

Year ending June 2021: \$2,825,000

## Comparable Properties



**18 Mountview Rd MALVERN 3144 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$1,890,000

**Method:** Auction Sale

**Date:** 28/08/2021

**Property Type:** House (Res)



**239 Wattletree Rd MALVERN 3144 (REI)**

Agent Comments

3   
 2   
 -

**Price:** \$1,800,000

**Method:** Auction Sale

**Date:** 14/08/2021

**Property Type:** House (Res)

**Land Size:** 234 sqm approx



**6 Stuart St ARMADALE 3143 (VG)**

Agent Comments

2   
 -   
 -

**Price:** \$1,730,000

**Method:** Sale

**Date:** 14/08/2021

**Property Type:** House - Attached House N.E.C.

**Land Size:** 206 sqm approx

**Account - Thomson** | P: 03 95098244 | F: 95009693