

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

11/158-160 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$715,000

Property Type

Unit

Suburb

Malvern

Period - From

01/07/2020

to

30/09/2020

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	3/145 Balaclava Rd CAULFIELD NORTH 3161	\$957,000	13/12/2020
2	1/31 Kooyong Rd CAULFIELD NORTH 3161	\$859,500	06/12/2020
3	2/2 Egerton Rd ARMADALE 3143	\$830,000	12/12/2020

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:

19/12/2020 09:24



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$750,000

Median Unit Price

September quarter 2020: \$715,000

Comparable Properties



3/145 Balaclava Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 2 1

Price: \$957,000

Method: Auction Sale

Date: 13/12/2020

Property Type: Villa



1/31 Kooyong Rd CAULFIELD NORTH 3161 (REI)

Agent Comments

2 1 2

Price: \$859,500

Method: Auction Sale

Date: 06/12/2020

Property Type: Apartment



2/2 Egerton Rd ARMADALE 3143 (REI)

Agent Comments

2 1 1

Price: \$830,000

Method: Auction Sale

Date: 12/12/2020

Property Type: Apartment