

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

6/197 WAVERLEY ROAD MALVERN EAST VIC 3145

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Malvern East

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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 6 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

3/50-52 TENNYSON STREET MALVERN EAST VIC 3145	\$750,000	06-May-22
4/1131 DANDENONG ROAD MALVERN EAST VIC 3145	\$757,000	08-Mar-22
3/410 WAVERLEY ROAD MALVERN EAST VIC 3145	\$720,000	13-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 06 September 2022

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**3/50-52 TENNYSON STREET
MALVERN EAST VIC 3145**

2 1 1

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **06-May-22**

Distance **0.4km**



**4/1131 DANDENONG ROAD
MALVERN EAST VIC 3145**

2 2 1

Sold Price **\$757,000** Sold Date **08-Mar-22**

Distance **1.13km**



**3/410 WAVERLEY ROAD
MALVERN EAST VIC 3145**

2 1 1

Sold Price ^{RS} **\$720,000** Sold Date **13-Aug-22**

Distance **1.19km**

RS = Recent sale **UN** = Undisclosed Sale

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