

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

2/786 Warrigal Road, Malvern East Vic 3145

Indicative selling price

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

Range between \$320,000

&

\$352,000

Median sale price

Median price \$775,000

House

Unit

X

Suburb Malvern East

Period - From 01/07/2016

to

30/06/2017

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	11/798 Warrigal Rd MALVERN EAST 3145	\$380,000	20/06/2017
2	19/800 Warrigal Rd MALVERN EAST 3145	\$350,000	25/08/2017
3	18/806-808 Warrigal Rd MALVERN EAST 3145	\$335,000	16/08/2017

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.~~