

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

1b Wilmot Street, Malvern East Vic 3145

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$831,250

Property Type

Unit

Suburb

Malvern East

Period - From

01/01/2021

to

31/03/2021

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 | 1/14 St Huberts Rd CARNEGIE 3163 | \$870,000 | 15/05/2021 |
| 2 | 2/24 Hyslop Pde MALVERN EAST 3145 | \$870,000 | 12/05/2021 |
| 3 | 7/502 Neerim Rd MURRUMBEENA 3163 | \$805,000 | 10/04/2021 |

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:

21/06/2021 10:39



2 2 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

March quarter 2021: \$831,250

Comparable Properties



1/14 St Huberts Rd CARNEGIE 3163 (REI)

Agent Comments

2 2 1

Price: \$870,000

Method: Auction Sale

Date: 15/05/2021

Rooms: 3

Property Type: Townhouse (Res)



2/24 Hyslop Pde MALVERN EAST 3145 (REI)

Agent Comments

2 2 1

Price: \$870,000

Method: Sold Before Auction

Date: 12/05/2021

Property Type: Townhouse (Res)



7/502 Neerim Rd MURRUMBEENA 3163 (REI)

Agent Comments

2 2 1

Price: \$805,000

Method: Auction Sale

Date: 10/04/2021

Property Type: Townhouse (Res)