

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

11/244 Wattletree Road, Malvern Vic 3144

Indicative selling price

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

Range between \$890,000

&

\$950,000

Median sale price

Median price \$761,250

Property Type Unit

Suburb Malvern

Period - From 01/07/2019

to 30/09/2019

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	3/33 Wanda Rd CAULFIELD NORTH 3161	\$893,000	07/04/2019
2	7/26 Valentine Gr ARMADALE 3143	\$905,500	07/09/2019
3	105/1220-1224 Malvern Rd MALVERN 3144	\$951,000	30/05/2019

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:

21/10/2019 10:15

11/244 Wattletree Road, Malvern Vic 3144

hockingstuart

Lauchlan Waterfield

03 9509 0411

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lwaterfield@hockingstuart.com.au

Indicative Selling Price

\$890,000 - \$950,000

Median Unit Price

September quarter 2019: \$761,250



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



3/33 Wanda Rd CAULFIELD NORTH 3161 (REI/VG)

Agent Comments

3 2 1

Price: \$893,000

Method: Auction Sale

Date: 07/04/2019

Rooms: 5

Property Type: Apartment



7/26 Valentine Gr ARMADALE 3143 (REI)

Agent Comments

2 2 2

Price: \$905,500

Method: Auction Sale

Date: 07/09/2019

Rooms: 3

Property Type: Apartment



105/1220-1224 Malvern Rd MALVERN 3144 (REI/VG)

Agent Comments

2 2 2

Price: \$951,000

Method: Private Sale

Date: 30/05/2019

Property Type: Apartment

Account - hockingstuart | P: 03 9509 0411 | F: 9500 9525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.